

LONDON BOROUGH OF BROMLEY

**TOWN PLANNING
RENEWAL AND RECREATION DEPARTMENT**

Committee (SC) on 4th December 2008

REPORT OF THE CHIEF PLANNER

SECTION '1' – Applications submitted by the London Borough of Bromley

NO APPLICATIONS

SECTION '2' - Applications meriting special consideration

1. Application No : 08/00833/FULL1 Ward : Bromley Town

Address : Garrard House 2-6 Homesdale Road **Conservation Area:NO**
Bromley BR2 9LZ

OS Grid Ref: E: 541131 N: 168267

Applicant : Taylor Wimpey UK Limited Objections : YES

Description of Development:

Retention of part of the structure of Nos. 2-6 (Garrard House) at semi-basement/ ground floor level/ demolish No. 8 (Sussex House) and erection of part one to five storey building (with semi-basement level parking for 91 cars/ cycle parking/ refuse storage) comprising 26 one bedroom/ 75 two bedroom/ 4 three bedroom flats and single storey detached buildings for biomass boiler

The site is located on the southern side of Homesdale Road, opposite the Currys retail warehouse and comprises Garrard House and Sussex House, both office blocks the former dating from the 1960s and the latter the 1980s. Outline planning permission was previously granted in 2006 for a residential scheme at Garrard House for 69 flats following the completion of a legal agreement (04/00235) which required a financial contribution for affordable housing. This has now been paid. This application proposes to incorporate the adjacent Sussex House into the development so that the residential development would include both Garrard and Sussex House combined.

This is a full application for a proposal is for 105 flats, comprising 26 one bedroom, and 75 two bedroom and 4 three bedroom flats, on a site of approximately 0.42 hectares, making the density 250 dwellings per hectare. The previous outline scheme on Garrard House represented a density of about 301 dwellings per hectare. Following amended plans, a total of 91 parking spaces are now provided (rather than 85 originally proposed) including 11 disabled parking spaces.

All the apartments will be constructed to lifetime home standards and 10% designed for wheelchair access. Following discussions with the Housing Division, there is no on-site affordable provision proposed at this site, and the applicants are proposing an in lieu financial payment instead. Reflecting the extant permission for Garrard House on which a financial payment has already been made, a financial contribution is considered preferable on the enlarged site comprising both Sussex House and Garrard House.

The current application is accompanied by a detailed design and access statement, a planning statement, a transport assessment, a marketing report (dated February 2008), a Contaminated Land Risk Assessment (site investigation report), a biomass energy statement and a landscape schedule of works.

The principle of housing on Garrard House has been established by a previous permission (04/00235). Permission has also been granted for residential developments at other sites in the vicinity including Enterprise House (subject to the completion of a legal agreement) and Prospect House.

Evidence has been submitted with this application in the marketing report that states that both Garrard and Sussex House are no longer viable as office buildings for the following reasons:

- demand for buildings of this size in Bromley is extremely limited and historical evidence indicates that such lettings would be unlikely, even in the medium to long term
- the location of the site is now secondary being on the edge of the town centre within what is now becoming increasingly a predominantly residential area
- a full scale refurbishment would be needed in order to attract prospective tenants which would involve high capital expenditure and such expenditure could not be justified.
- Garrard House is an outdated 1960s building which has reached the end of its useful life
- Sussex House, dating from the 1980s, is also unsuited to modern office requirements
- efforts have been made to let both buildings without success
- the most economic solution is thus considered residential development.

Consultations

Letters of objection have been received by a number of occupiers of properties in the vicinity whose concerns are summarised as follows:

- overdevelopment of the site: proposal too high and bulky; excessive size in terms of density, height and footprint
- number of units excessive
- new building will harm houses on Fielding Lane
- use of Fielding Lane as an access way and consequent increase in traffic flows not acceptable
- impact on adjacent conservation area
- loss of privacy and overshadowing to neighbouring properties
- poor architectural design – bland and unimaginative
- loss of light to neighbouring properties
- offices only used Monday to Friday whereas residential proposal would be used all the time resulting in constant overlooking, disturbance and loss of privacy
- the overall size and bulk unacceptable
- increased noise and air pollution by additional cars on the site
- increase in traffic likely to result in increased demand for on-street parking and impact upon highway safety as Homesdale Road is already heavily used and prone to congestion, particularly because of the nearby Council tip and new Tesco store

- light pollution emanating from the building and car parking areas unacceptable
- inadequate parking provision
- access via Fielding Lane will cause disturbance to properties
- noise during construction would cause severe disruption
- support residential development in principle but concerned about this proposal

Following detailed discussions with the applicants, and amendments to the parking layout increasing the provision of parking, as well as a proposed financial contribution to 'no loading' restrictions on Homesdale Road, no technical highway objections are now raised in principle to the proposal.

Environmental Health states that PPS23 requires that all applications for sensitive development on land where there is potential for contamination should be accompanied by a Phase I Risk Assessment. Site investigations have been undertaken by the applicants which conclude there is no risk from contamination.

From a drainage point of view, the site is within an area in which the Environment Agency requires restrictions on the rate of discharge of surface water from new developments into the river Ravensbourne or its tributaries. Accordingly a condition should be imposed on any permission to ensure that details are submitted for approval prior to commencement of any development.

The Housing Department has had detailed discussions with the applicant and fully supports an in lieu financial payment rather than on site provision for this proposal, given the history of the site and that financial payments have already been made in respect of the outline permission on Garrard House.

Planning Considerations

In considering the application the following UDP Policies are relevant:

H2 & H3	Affordable Housing
H5	Accessible Housing
H7	Housing Density & Design
H12	Conversion of non-residential buildings residential use
BE1	Design of New Development
BE13	Development adjacent to a conservation area
T3	Parking
T18	Road Safety
EMP3	Conversion of offices
ER4	Sustainable and Energy Efficient development
ER8	Noise Pollution
IMP1	Planning Obligations

The following London Plan policies are relevant:

3A.1	Increasing London's Supply of Housing
3A.2	Borough Housing Targets
3A.3	Maximising potential of sites
3A.5	Housing Choice
4B.1	Design principles for a compact city
4B.8	Respect local context and communities

National Guidance as follows is also relevant, in particular the following:

PPS1 Delivering Sustainable Development
PPS3 Housing

Conclusions

Members will need to consider carefully whether the proposals comply with relevant development plan policies, specifically those within the Bromley Unitary Development Plan and the updated London Plan.

The main issues in this case are whether residential development is acceptable in this location, the impact of the proposals on the amenities of adjacent occupiers and on the parking and traffic conditions in the immediate vicinity and the visual impact of the proposal on the locality and street scene.

The site falls within the built up area of Bromley and is not allocated for any defined use within the UDP nor are there any specific policy designations restricting development on the site. The site comprises previously developed land and thus, in principle, the site could potentially accommodate some form of redevelopment subject, of course, to compliance with other relevant policies of the Unitary Development Plan. Although the residential development of this site could be considered to result in a loss of office space and an employment generating use, this has to be considered against the support in principle for making the most efficient use of land for housing in sustainable urban locations and also in the light of the extant outline residential permission that exists on Garrard House. It is not considered that either of the existing buildings on the site makes a particularly positive visual contribution to the area nor that it would be unduly harmed by new development as long as any proposal takes account of residential amenities of the locality.

As stated, the principle of residential redevelopment on Garrard House has already effectively been established by the Plans Sub-Committee's decision to grant permission for a previous residential conversion scheme subject to the completion of a legal agreement. This was completed and the financial payments due have been made. In these circumstances, it is considered that a residential development is acceptable in principle. Evidence has also been submitted seeking to justify residential development on Sussex House.

The applicants argue that the proposal has been carefully designed to reduce the appearance of overall bulk, and to take account of nearby properties. The proposed building is generally sited on the existing footprints of Garrard and Sussex House and is a "T" shape with the principle elevation facing Homesdale Road and the "tail" projecting towards the rear gardens of the properties fronting Great Elms Road and Wellington Road. Within the site there are landscaped areas. The rear of the building steps back from the rear boundary and is devoid of amenity space or habitable windows which could overlook adjoining gardens.

In terms of the design, the proposed block is of a modern design, using contemporary materials and does not seek to replicate existing buildings in the vicinity. However UDP Policy BE1 does not require new buildings to replicate existing ones but advocates amongst other things that new development should be imaginative and attractive to look at, provided that the amenity of the adjacent properties is safeguarded. Given the

varying styles and comparable building heights of properties in this location, the applicants state that the block should not have a detrimental impact on either the visual amenities of the street scene or the amenities of the occupiers of nearby properties. Indeed the applicant states that significant effort has been made to avoid windows of habitable rooms and balconies for apartments facing the rear of the site in order not to compromise the amenities and privacy of local residents.

The density of the development is lower, on a pro rata basis than the approved Garrard House scheme, being 250 dwellings per hectare as opposed to 301 dwellings per hectare.

Following detailed discussions, no highway objections are now raised in principle and the parking provision is, on balance, considered acceptable in this location and would adequately meet the needs of the development.

Detailed information has been provided in relation to how the building will incorporate renewable energy and resource efficiency measures, in accordance with Policy ER4.

Any permission will require the completion of a legal agreement to ensure provision of financial contributions for the provision of affordable housing off site, health and education facilities and 'no loading restrictions' on Homesdale Road.

Should Members be minded to approve permission the following conditions are suggested.

Background papers referred to during production of this report comprise all correspondence on file ref. 04/0235, excluding exempt information.

as amended by documents received on 23.09.2008

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT

and the following conditions:

- | | | | |
|---|--------|--|------|
| 1 | ACA01 | Commencement of development 3 years | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACA04 | Landscaping Scheme - full app no details | |
| | ACA04R | Reason A04 | |
| 3 | ACA07 | Boundary enclosure - no detail submitted | |
| | ACA07R | Reason A07 | |
| 4 | ACC01 | Satisfactory materials | |
| | ACC01R | Reason C01 | |
| 5 | ACD02 | Surface water drainage - no det. submitt | |
| | ACD02R | Reason D02 | |
| 6 | ACD04 | Foul water drainage - no details submitt | |
| | ACD04R | Reason D04 | |
| 7 | ACH03 | Satisfactory parking - full application | |
| | ACH03R | Reason H03 | |
| 8 | ACH23 | Lighting scheme for access/parking | |
| | ACH23R | Reason H23 | |
| 9 | ACI15 | Protection from traffic noise (1 insert) | road |

- 10 ACI15R I15 reason
- ACI20 Lifetime Homes Standard and wheel chair
- ACI20R I20 reason
- 11 ACI21 Secured By Design
- ACI21R I21 reason
- 12 ACK03 No equipment on roof
- ACK03R K03 reason
- 13 ACL01 Energy Strategy Report
- ACL01R L01 reason

14 While the development hereby permitted is being carried out, provision shall be made to accommodate operatives and construction vehicles loading, off-loading, parking and turning within the site, in accordance with details to be submitted to and approved in writing by or on behalf of the Local Planning Authority and such provision shall remain available for such use to the Authority's satisfaction throughout the course of the development.

ACH12R Reason H12

15 Details of the privacy screens including height, location and a sample of their material shall be submitted to and approved by or on behalf of the Local Planning Authority prior to first occupation of the building and the screens shall be erected in accordance with the approved details and permanently retained thereafter.

Reason:

16 A Travel Plan to promote non car modes of travel shall be submitted and in approved in writing by the Local Planning Authority

Reason: To promote non car modes of travel and to comply with Policy T1 of the Unitary Development Plan.

- 17 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- H2 Affordable housing
- H5 Accessible housing
- H7 Housing density and design
- T3 Parking
- BE1 Design of new development
- ER4 Sustainable and energy efficient development
- EMP5 Development outside of business areas
- IMP1 Planning obligations

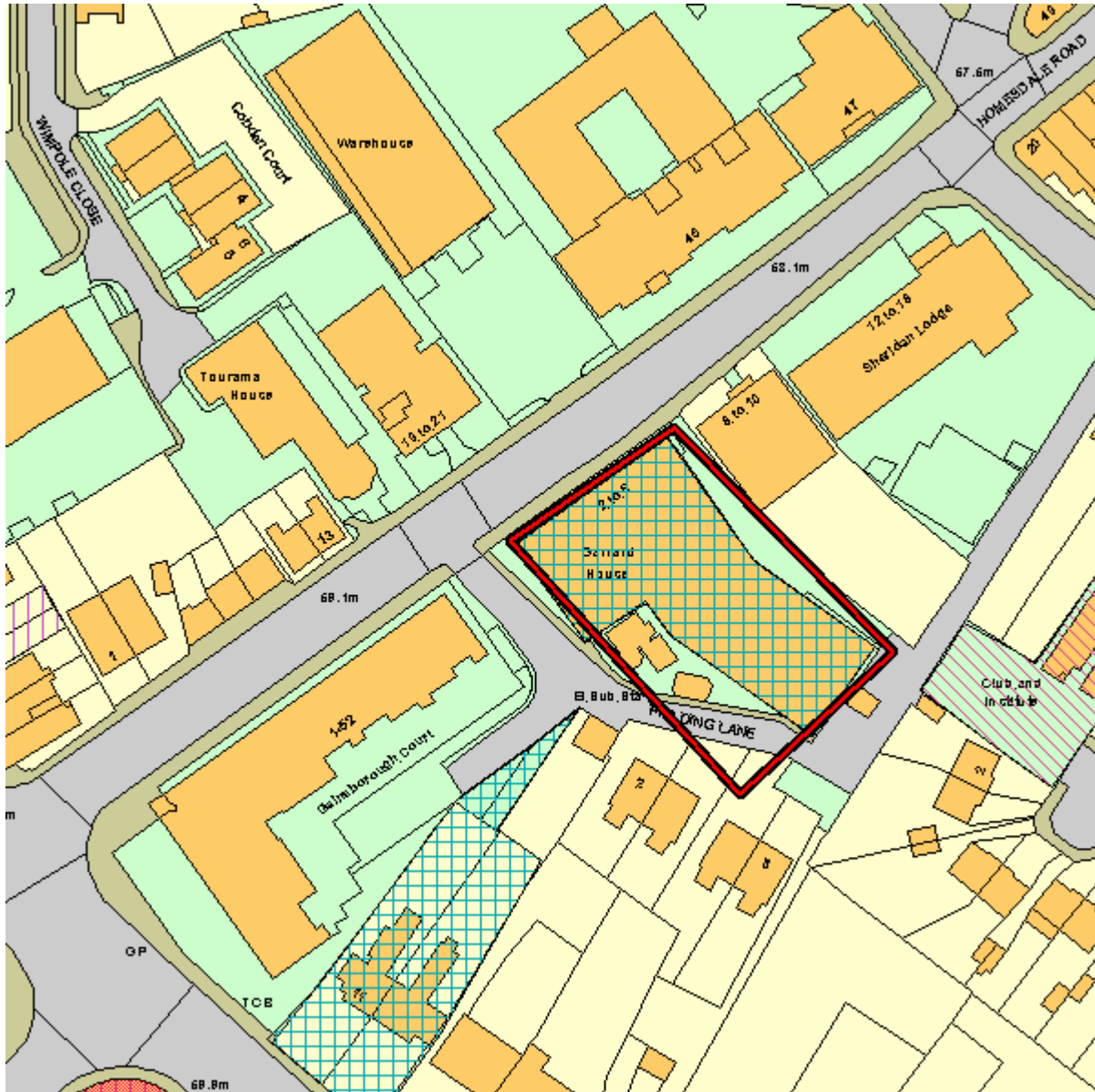
Policies (The London Plan)

- 4B.1 Design principles
- 4B.3 Maximising the potential of sites

Reference: 08/00833/FULL1

Address: Garrard House 2-6 Homesdale Road Bromley BR2 9LZ

Proposal: Retention of part of the structure of Nos. 2-6 (Garrard House) at semi-basement/ ground floor level/ demolish No. 8 (Sussex House) and erection of part one to five storey building (with semi-basement level parking for 91 cars/ cycle parking/ refuse storage) comprising 26 one bedroom/ 75 two bedroom/ 4 three bedroom flats and single storey detached buildings for biomass boiler



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2. Application No : 08/02337/FULL2 Ward : Petts Wood And Knoll

Address : Just Flowers Station Square Petts Wood **Conservation Area:**
Orpington Kent BR5 1LZ **Station Square Petts Wood**

OS Grid Ref: E: 544444 N: 167592

Applicant : Mr Stephen Atkins Objections : YES

Description of Development:

Change of use from florist to delicatessen/cafe (Use Classes A1/A3)

Proposal

The application was deferred at Plans Sub-Committee on the 9th October 2008 in order to seek a reduction clarification of the efforts that have been made to advertise the property for A1 use and for information regarding the period of time the property has been vacant. Information has been submitted stating that the property is currently vacant and has been advertised unsuccessfully from March 2008 to June 2008. Information has been submitted to indicate that the premises have been vacant since 4th June 2008. It has also been raised by the applicant that there are other vacant premises within this area of Petts Wood.

The application site comprises a small single storey structure on the western side of Station Square adjacent to the Petts Wood Station entrance. The site falls within the Station Square Petts Wood Conservation Area and is designated a Primary Shopping Frontage. The surrounding area is a mix of terraced properties comprising Class A1 uses, with some Class A2 and A3 uses. In the centre of Station Square there is a public house and a restaurant. The plot measures approximately a maximum of 8.5m in width by 15m in depth.

This application seeks permission for the change of use of the premises from retail (Class A1) to a delicatessen/café (Class A1/A3). It is proposed to operate the premises with several covers and an outdoor forecourt area. The operating hours proposed are 0630 – 1730 on Mondays to Saturdays. No Sunday opening is proposed.

The proposal includes no ventilation ductwork and would not involve the preparation and serving of any hot foods, concentrating only on the sale of tea, coffee and cold foods for consumption on and off the premises.

Consultations

Local representations, including a petition against the proposal have been received primarily concerned with the over-provision of eating establishments in Petts Wood

Letters of support have also been received in respect of the application from local businesses, residents and visitors to the area.

No technical highways objections are raised.

APCA did not inspect the application.

No Thames Water objections are raised, subject to an informative.

No Network Rail comments have been received.

No objections have been received from South Eastern Trains, subject to the existing station access not being obstructed.

No Environmental Health objections are raised subject to conditions preventing hot food preparation and evening operating hours.

Planning Considerations

The application falls to be determined in accordance with Policies BE1, BE11, S1, S9, T3 and T18 of the Unitary Development Plan:

Policy BE1 requires a high standard of design in new development generally, and seeks to protect the amenities of the occupants of neighbouring properties.

Policy BE11 seeks to preserve or enhance the character and appearance of conservation areas. Proposals for new development will be expected to respect and compliment the layout, scale, form and materials of existing buildings and spaces.

Policy S1 relates to changes of use within Primary Frontages. Changes of use should not harm the retail character of the frontage and should generate pedestrian visits during shopping hours. The use should complement the shopping function of the area and should not result in a concentration of similar uses. No adverse impact on residential amenity should result.

Policy S9 relates to proposals for restaurants and cafes and should not impact adversely on residential amenity, should not be out of character with the retailing function and should not cause undue traffic congestion.

Policy T3 seeks to ensure that all off street parking provisions for new developments meet the requirements outlined in Appendix II of the Unitary Development Plan.

Policy T18 relates to highway safety. The Council will consider as appropriate the potential impact on road safety and will seek to ensure road safety is not adversely affected.

The Supplementary Planning Guidance for the Station Square Petts Wood Conservation Area provides further advice and guidance when considering planning applications within the conservation area. Para 3.2 states 'The Council will expect all proposals for new development to conform with the general character of the conservation area, especially in regard to the scale and height of construction, design and materials used. It is hoped that all improvement works will take account of the character of the buildings and alter them as little as possible. Changes of use will be acceptable only where, in the opinion of the Council, they would have no detrimental effect on the character of the area.'

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Station Square Petts Wood Conservation Area, the impact that it would have on the amenities of the occupants of surrounding residential properties, the impact on highway safety and the impact on the retail functioning of the primary frontage.

The site lies within a Primary Shopping Frontage and therefore must be considered in respect of Policy S1. The proposal is considered to attract shoppers within shopping hours and would provide a use that does not currently exist in Station Square. The proposed operating hours are within shopping hours only and it may be considered that the use of the building may complement the existing shopping function adding to the vitality of the area. There are a significant number of A2 uses on the Square, however the majority of uses are A1 and therefore the proposal is not considered to significantly harm the main retail functioning of the frontage or result in an over-concentration of A3 in the locality (with 2 nearby restaurants, including a change of use permitted adjacent to the Daylight Inn under ref. 97/01711). In addition, no significant impact on neighbouring amenities is considered to result, and no evening operating hours are proposed.

The proposed delicatessen is not proposed to serve hot food and therefore no ventilation details are provided. The use can be conditioned accordingly. No technical highways objections are raised in light of the restricted operating hours and from a heritage and urban design point of view, no objections are raised.

The proposed outside seating area is not considered to significantly obstruct the entrance to the station, and an informative is added regarding licensing for the use of this pavement area.

Having had regard to the above it was considered that on balance the proposed change of use is acceptable in that it would not result in a significant loss of amenity to local residents, would not impact detrimentally on the character of the Station Square Petts Wood Conservation Area, highway safety or be significantly detrimental to the retail functioning of the primary frontage.

Background papers referred to during production of this report comprise all correspondence on file ref. 08/02337, excluding exempt information.

as amended by documents received on 23.10.2008

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development 3 years
 ACA01R A01 Reason 3 years
- 2 ACJ01 Restriction on use (2 inserts) a cold food
delicatessen with on-site seating A3
Reason: In order to comply with Policies BE1 and S1 of the Unitary
Development Plan and in the interest of the amenities of the area.
- 3 ACJ05 Rest. hours of use and ex. Sun (2 ins) 06.30 17.30
 ACJ05R J05 reason S1 and S9
- 4 There shall be no preparation or cooking of hot food on the premises.
Reason: In order to comply with Policies BE1 and S9 of the Unitary
Development Plan and in the interest of the amenities of neighbouring
properties.
- 5 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)
BE1 Design of New Development
BE11 Conservation Areas
S1 Primary Frontages
S9 Food And Drink Premises
T3 Parking
T18 Road Safety

INFORMATIVE(S)

- 1 Thames Water recommends the installation of a properly maintained
fat trap on all catering establishments. We further recommend, in line
with best practice for the disposal of Fats, Oils and Grease, the
collection of waste oil by a contractor, particularly to recycle for the
production of bio diesel. Failure to implement these recommendations
may result in this and other properties suffering blocked drains,
sewage flooding and pollution to local watercourses. Further
information on the above is available in a leaflet, 'Best Management
Practices for Catering Establishments' which can be requested by
telephoning 020 8507 4321
- 2 Licensing advice should also be sought regarding the use of the
pavement as a sitting out area.
- 3 The applicant is further advised that any replacement advertisement
signage may require Advertisement Consent.

Reference: 08/02337/FULL2

Address: Just Flowers Station Square Petts Wood Orpington Kent BR5 1LZ

Proposal: Change of use from florist to delicatessen/cafe (Use Classes A1/A3)



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3. Application No : 08/02526/FULL1 Ward : Orpington
Address : 345 Court Road Orpington Kent BR6 9BZ Conservation Area:NO
OS Grid Ref: E: 547146 N: 164935
Applicant : E And S Properties Objections : YES

Description of Development:

2 detached two storey five bedroom dwellings with integral garages and access road

Proposal

The application site is approx.0.12 hectares in size and permission is sought for a scheme comprising the erection of 2 detached two storey five bedroom dwellings with integral single garage on the land currently occupied by No. 345 Court Road a detached bungalow.

Vehicular access to the proposed dwellings will be provided via a continuation of the new access which was recently approved as a part of the residential development at the adjacent site.

The proposed dwellings would each have a footprint of 140 sq.m with habitable accommodation over 2 floors. The maximum height of the dwellings would be 9.35m featuring a gable end roof.

The rear garden of unit 1 would have an irregular shape and a depth of between 10m - 14m with a minimum side space of 1m to the south-eastern boundary and between 3m-6m to the north-western boundary. The rear garden of unit 2 would have a regular rectangular shape and extend to a maximum depth of 17m. A 1m side space would be maintained to both flank boundaries between unit 1 and the recently constructed house on the adjacent site.

The back to back distance of the proposed dwellings and the existing dwellings on Goddington Lane would exceed 25m.

The area generally is residential in character although Court Road itself is busy road and part of the Strategic Road Network for London.

Consultations

- proposal is completely out of character with the existing bungalows on the plot

- loss of privacy to residents at Nos. 154 -156 Goddington Lane due to close proximity of the proposed houses
- the applicant advises that the houses will predominantly sited on the same footprint as the existing bungalow, this will mean the rear garden will be very small and the 2 storey houses will tower over rear gardens
- the proposed houses will not enhance the street scene along Court Road
- the proposal will result in an unacceptable relationship with existing dwellings
- proposal will be detrimental to privacy and amenities of neighbouring properties
- an extra access onto Court Road would be an added danger to the very busy road for both pedestrians and vehicles
- loss of privacy and view of large mature trees
- most if not all the properties in the immediate vicinity are bungalows , 5 bedroom houses are out of context with the surroundings

No objections raised from Thames Water.

From a highways point of view there are no objections raised Transport for London (TfL) do not wish to comment.

From an Environmental Health point of view no objections are raised subject to an informative being added to any permission regarding compliance with the Control of Pollution Act 1974 and / or the Environmental Protection Act 1990.

From a drainage point of view the applicant should be advised that there is no public surface water sewer near to this site and therefore surface water would need to be drained to soakaways.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
 H7 Housing Design
 T11 New Accesses
 T3 Parking
 H9 Side Space

Under planning ref. 06/01015 planning permission was refused for a similar proposal on a neighbouring site that had also been subdivided from part of the rear garden of the bungalow at No.345 Court Road. A subsequent appeal was allowed, following the findings of the Inspector a further application under planning ref. 07/00726 for a similar scheme was granted permission.

The Inspector considered the main issue to be the effect of the proposed development on the character and appearance of the surrounding area and did not consider the proposal to amount to an overdevelopment of the site. In concluding the following comments were made:

“... The appellants state, and the Council do not dispute, that the site area is some 0.23 hectares. The density of the proposal would thus be approx. 9 dwellings per hectare. This is

significantly lower than the minimum figure of 30 dwellings per hectare recommended on government guidance and, as both proposed dwellings would be provided, in my view, with adequately sized gardens, the proposals would not amount to an overdevelopment...The submitted drawings indicate that the separation distance between the proposed dwellings and those existing in Goddington Lane would be a minimum of 34m. At this distance I do not consider the degree of mutual overlooking between the rear windows of opposing dwellings would be unacceptable.”

With regards to the impact upon highways safety the following comments were made:

“The access would be modified in response to earlier comments from the highway authority and would be provided with visibility splays in accordance with current standards and the amount of traffic using it would be low. I do not consider therefore that the proposal would adversely affect highway safety.”

Conclusions

A precedent has been set with regard to the recent development of the 2 houses of a comparable size at the adjacent site. The main difference between the two schemes is the overall size of the application site, the current site is stated to be approx. 0.12 (ha) whilst the previous site at approx. 0.23 (ha) is close to double the size. The size of the side / rear gardens are smaller as compared with the permitted scheme. The minimum 1 metre side space would be maintained in between each dwelling which strictly speaking accords with the requirements of Policy H9, the width of the proposed houses at 14m together with the overall height and scale may however warrant a more generous setting for the development of the houses. The recently permitted 2 houses on the adjacent site have been staggered, one 1.5m for the forward than the other which slightly offsets there relatively close positioning side by side.

The spatial character of houses along Goddington Lane are generally located quite closely to the boundary but are afforded greater separation due to the positioning of single storey detached garages which for the most part abut the boundary.

Members may wish to consider whether the 2 sizeable dwellings would appear particularly oversized within the plots with inadequate space to provide a satisfactory setting for the development. Or alternatively whether the development is considered to be in keeping with the recently permitted scheme and the spatial character of the area generally.

Background papers referred to during production of this report comprise all correspondence on files refs. 89/00961, 94/02377, 00/00067, 04/00789, 04/04320, 06/00521, 06/01015, 06/03712, 07/00726 and 08/02526, excluding exempt information.

as amended by documents received on 05.09.2008

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- | | | |
|---|--------|--|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01 | Commencement of development 3 years |

- 2 ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
- ACA04R Reason A04
- 3 ACC01 Satisfactory materials
- ACC01R Reason C01
- 4 ACA07 Boundary enclosure - no detail submitted
- ACA07R Reason A07
- 5 ACH03 Satisfactory parking - full application
- ACH03R Reason H03
- 6 ACH16 Hardstanding for wash-down facilities
- ACH16R Reason H16
- 7 ACH18 Refuse storage - no details submitted
- ACH18R Reason H18
- 8 ACH24 Stopping up of access
- ACH24R Reason H24
- 9 ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: In order for the Council to control future extensions/alterations in the interests of the amenities of the area and in accordance with Policy BE1 of the Unitary Development Plan.

- 10 ACI08 Private vehicles
- ACI08R Reason I08
- 11 ACI15 Protection from traffic noise (1 insert)
- ACI15R I15 reason
- 12 ACK05 Slab levels - no details submitted
- ACK05R K05 reason
- 13 While the development hereby permitted is being carried out, provision shall be made to accommodate operatives' and construction vehicles loading, off-loading, parking and turning within the site in accordance with details to be submitted to, and approved in writing by, the local planning authority and such provision shall remain available for such uses to the Authority's satisfaction throughout the course of the development.
- ACH01R Reason H01
- 14 AJ02B Justification UNIQUE reason OTHER apps

- 14 Policies (UDP)
- BE1 Design of new development
- H7 Housing density and design
- H9 Side space
- T15 Traffic management
- T22 Road safety

INFORMATIVE(S)

- 1 RDI03 Seek engineering advice
- 2 RDI10 Street naming and numbering
- 3 RDI16 Layout of crossovers

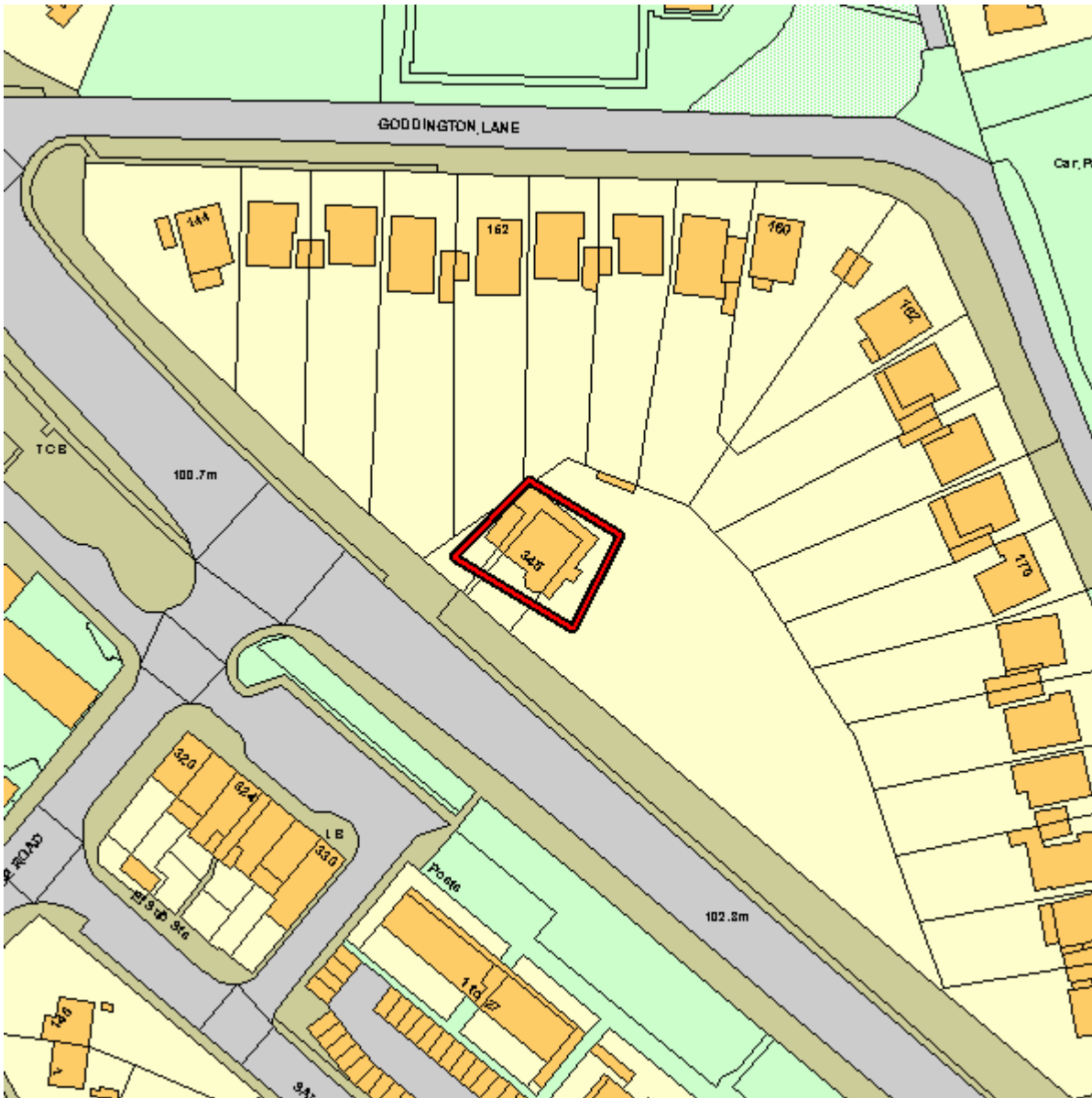
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposal by reason of the number of dwellings proposed and the restrictive size of the site will constitute an overdevelopment of the site, out of character and scale with surrounding development, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.

Reference: 08/02526/FULL1

Address: 345 Court Road Orpington Kent BR6 9BZ

Proposal: 2 detached two storey five bedroom dwellings with integral garages and access road



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4. Application No : 08/02562/FULL6 Ward : Shortlands

Address : 18 Woodmere Way Beckenham Kent BR3 Conservation Area:NO
6SL

OS Grid Ref: E: 538670 N: 167754

Applicant : Mr Anthony Clark Objections : NO

Description of Development:

Part one/two storey side/rear extension

Proposal

The application proposes a part one/two storey side/rear extension to a detached house situated within and Area of Special Residential Character.

Revised plans received 12/11/08 are to be considered. These indicate an increase in sidespace at first floor level from 0.87 to 1.5m.

The applicant's agent submits the following statements to support the application: -

"It is noted that the property lies within an Area of Special Residential Character (Policy H10) where development is required to respect and compliment the established and individual character of the specific area. In the case of Woodmere Way, the character is one of detached properties with a similar frontage building line within narrow elongated plots. The spaces between the buildings are narrow and many of the properties have been extended already. In considering further extensions to properties in this area, Policies H8 and H9 are also relevant. Policy H8 is criteria based of which the first two criteria require that:

- the scale, form and materials respect or complement those of the host dwelling and are compatible with development in the surrounding area; and*
- the space or gaps between buildings should be respected or maintained where these contribute to the character of the area....*

The proposed extensions respect the host building in terms of scale, form and materials. The space at the side of the building is also addressed by Policy H9 which requires a minimum one metre space from the side boundary for extensions of two or more storeys, to be retained for the full height and length of the flank wall, or, higher standards of separation where more generous side space already exists. This policy was subject to clarification by your Council in September 2008.

It is apparent that the 'character' of this area includes extended properties which are actually below the H9 policy standard side separation requirement of one metre. The proposed side extension at the above property with a separation width of 1.5 metres for the first floor flank elevation will therefore significantly exceed the policy requirements of Policies H8, H9 and H10.

There is no requirement, either within the policies or otherwise adopted by the Local Planning Authority, which requires that the flank wall of the existing property at ground floor level should be demolished and re-constructed. Certainly Policy H10 (Areas of Special Residential Character) does not require this to be undertaken. Furthermore, Appendix I which provides guidelines for development within Areas of Special Character states that spaces to side wall boundaries should accord with that prevailing in the area - the scheme proposed actually maintains the current separation distance at ground floor level in accordance with the policy guidance and the specific characteristics of this area. There is therefore no justification to remove the existing garage which is an integral part of the existing dwelling house.

The reasons for Policy H9 are to ensure adequate separation and to safeguard privacy and amenity of adjoining residents, and prevent a cramped appearance and unrelated terracing. At ground floor, the relationship between the host property and neighbouring dwelling will remain unchanged. The side extension is at first floor only. The setting back of that first floor side extension from both the front wall and the side boundary by 1.5 metres thereby ensures that terracing will not occur and that there will be no detriment to the privacy or amenities of neighbouring occupiers.

In conclusion, it is considered that the proposal, as now amended accords with the relevant policies of the UDP and will be entirely in keeping with the character of the Area of Special Character. I therefore trust that the application can be supported."

Consultations

Previously consulted residents have been advised of the amended application and comments will be verbally reported at the meeting.

Planning Considerations

Policies H8 (extensions), H9 (sidespace), H10 (ASRC's) and BE1 (Design of new development) of the adopted Unitary Development Plan are particularly relevant.

These policies are intended to ensure that the scale, design and finish of new development are appropriate for its setting. In particular, Policy H8 requires that space or gaps between buildings should be respected and maintained where these contribute to the character of the area, Policy H9 expects separation distances greater than 1m where higher spatial standards already exist and H10 requires development to respect and complement the established qualities of the area.

Conclusions

The main issues in this case are the impact of the extension on the character and visual amenities of the street scene and the effect on neighbouring amenity.

It is not considered that the amenities of adjoining properties are adversely affected.

In respect of the street scene, the neighbouring property at No. 16 is sited at a lower level and has a single storey garage immediately on the party boundary. Any two storey development on the application site too close to the boundary would therefore appear particularly cramped, prominent and harmful to the street scene. Whilst it is recognised that the applicant has increased the separation distance of the first floor to 1.5m, the replacement garage will be retained at 0.86m from the boundary and so the overall extension will still appear cramped and contrary to policy.

Members may agree that this is not a case where the normal policy requirements can be set aside.

Background papers referred to during production of this report comprise all correspondence on file ref. 08/02562, excluding exempt information.

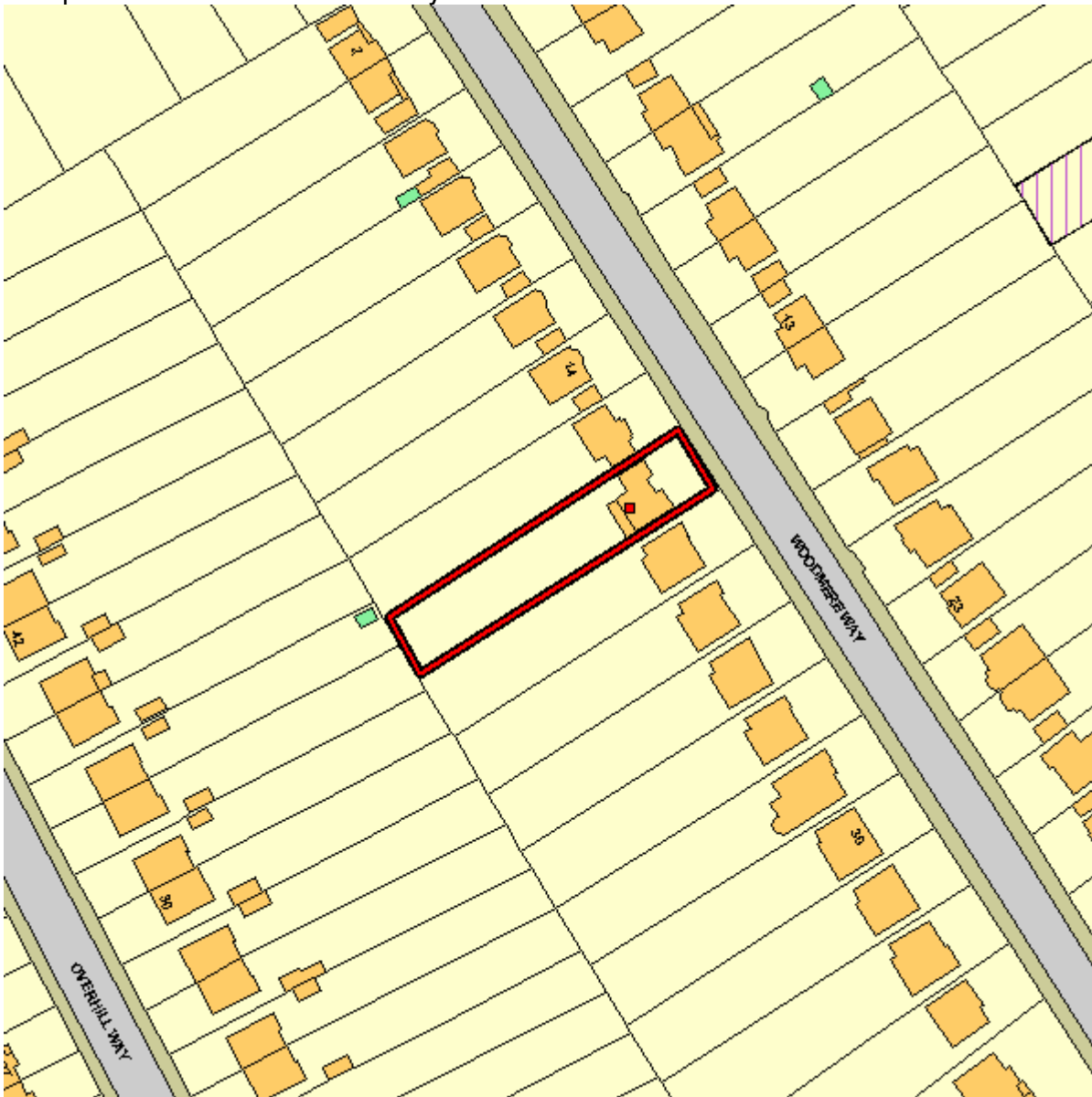
as amended by documents received on 12.11.2008

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal would result in a development which is cramped, prominent and poorly related to neighbouring property, harmful to the character and appearance of the street scene and contrary to Policies H8, H9, H10 and BE1 of the Unitary Development Plan.

Reference: 08/02562/FULL6
Address: 18 Woodmere Way Beckenham Kent BR3 6SL
Proposal: Part one/two storey side/rear extension



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5. Application No : 08/03041/FULL1 Ward : Bromley Common And Keston

Address : Nand House 1 Chatterton Road Bromley BR2 9QW Conservation Area:NO

OS Grid Ref: E: 541600 N: 168060

Applicant : Mr Marco Williams Objections : YES

Description of Development:

First floor rear extension conversion of first floor into 1 two bedroom flat and alterations to front elevation.

Proposal

Chatterton Road is a busy shopping street with various commercial activities and residential properties, the character of the surrounding area is primarily terraced housing. The application site is to the northern end of Chatterton Road near the junction with Southlands Road and comprises a two storey building currently used as a workshop.

The proposal is for a first floor rear extension and the conversion of this floor into a 1 two bedroom flat, proposed alterations to the front elevation of the property will include a separate entrance to the first floor flat. The ground floor will remain as a workshop.

Consultations

Nearby owner/occupiers were notified of the application and representations were received which can be summarised as follows:

- concerns regarding loss of privacy and loss of daylight
- the application describes the first floor as a 1 bedroom flat which it is not.
- there will be unacceptable loss of visual amenities of the adjacent neighbours.

Planning Considerations

The proposal falls to be considered with regard to Policies BE1(General Design), H9 (Side Space) of the adopted Unitary Development Plan (July 2006)

Policy BE1 relates to the design of new developments, it requires new development to be of a high standard of design and layout and there is a satisfactory relationship between buildings. It further states that new proposals should not detract from the street scene generally and the amenities of the occupants of neighbouring properties should be respected. Policy H9 Side space; states that the council will normally require that for two storeys in height, a minimum 1 metre space from the boundary of the site should be maintained for the full height and length of the proposal.

Conclusions

The main issues in this case appear to be more the impact on the amenities of neighbouring residential properties and whether the proposal results in an overdevelopment of the site having particular regard to the size and relationship to its neighbouring properties.

The proposed first floor extension projects 4.5m from the rear wall of the existing building, this depth corresponds with the rear wall of the adjacent semi-detached houses at Nos. 1a and 2 Chatterton Road. In respect of neighbouring amenity, there will inevitably be some degree of overlooking as the rear elevation of the premises faces the rear gardens of properties in Southlands Road and Addison Road. The walls of the property are situated on the boundary and therefore the side space Policy H9 cannot be complied with.

Members may take the view that due to the age of the existing building and in general the character of the area the side space policy is not the main concern, but that the impact of the first floor rear extension with regard to the over looking of neighbouring premises at the rear may be the major consideration.

It is clear that there will be an impact on these properties as a result of this proposal and a judgement needs to be made about whether the impact is unduly harmful. Accordingly, Members will need to take account of the plans that have been submitted for this site and the comments made by residents during the consultation period.

Bearing in mind the issues in this case and the concerns raised locally this application is presented on list 2 of the agenda.

Background papers referred to during production of this report comprise all correspondence on file ref. 08/03041, excluding exempt information.

as amended by documents received on 05.11.2008

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:
- 1 ACA01 Commencement of development 3 years
ACA01R A01 Reason 3 years
- 2 ACC01 Satisfactory materials
ACC01R Reason C01
- 3 Before the development hereby permitted is first occupied, the windows in the proposed bathroom shall be obscure glazed and shall subsequently be permanently maintained as such.
- 4 ACI12R I12 reason (1 insert) BE1
ACI13 No windows (2 inserts) north and west extension
ACI13R I13 reason (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) south-east extension
ACI17R I17 reason (1 insert) BE1
- 6 AJ02B Justification UNIQUE reason OTHER apps

6 Policies (UDP)
BE1 Design of new development
H9 Side space

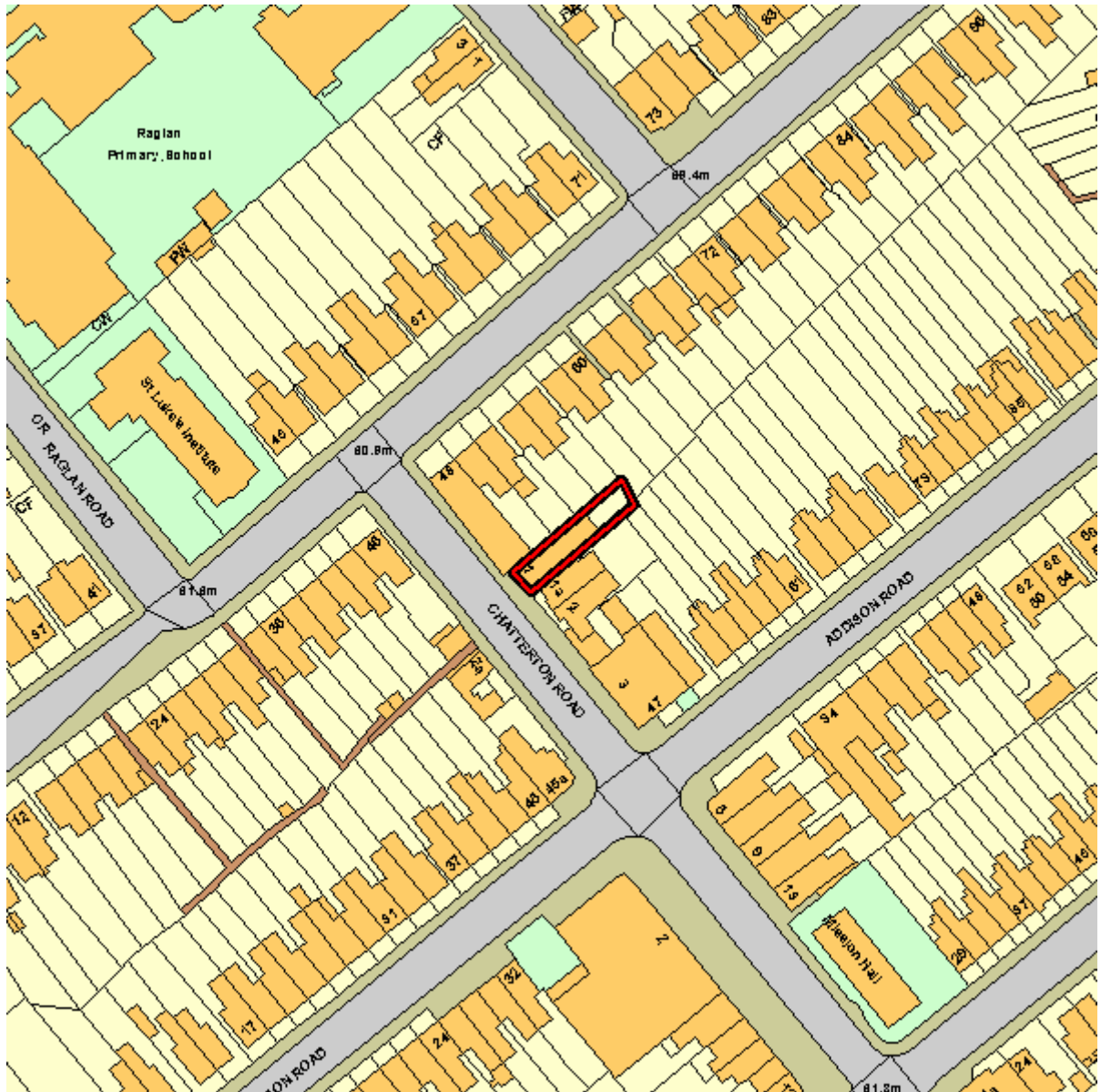
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposal would be detrimental to the amenities that the occupiers of adjoining properties might expect to be able to continue to enjoy by reason of visual impact and loss of prospect, contrary to Policy H8 of the Unitary Development Plan.

Reference: 08/03041/FULL1

Address: Nand House 1 Chatterton Road Bromley BR2 9QW

Proposal: First floor rear extension conversion of first floor into 1 two bedroom flat and alterations to front elevation.



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6. **Application No : 08/03098/FULL1** **Ward :
Plaistow And
Sundridge**

Address : 117 Widmore Road Bromley BR1 3AH **Conservation Area:NO**

OS Grid Ref: **E: 540942 N: 169524**

Applicant : **Kelsey Housing Association And Hill **Objections : YES**
Residential Ltd**

Description of Development:

Demolition of the existing infill between 117 and 119 Widmore Road and erection of a four storey infill and rear extension together with the conversion of 117 and 119 Widmore Road to provide a total of 16 units (7 one bedroom flats and 9 two bedroom flats) with 8 car parking spaces, along with refuse and cycle storage

Proposal

The application site lies on the north side of Widmore Road between Freelands Road and Homefield Road.

The application site comprises the two innermost halves of the pair of semi Victorian detached houses at 117 and 119 Widmore Road which have been linked by a part two, part three storey infill extension. The properties forming the application site are owned by Kelsey Housing Association. The outermost halves of each pair, namely 115 and 121 Widmore Road, are in separate ownership and do not form part of this application.

The current buildings comprise a lower and upper ground floor and two stories above. At the rear is a large, mature garden area with three protected trees close to the rear boundary that are unaffected by the proposal.

The current application proposes three elements, namely two extensions and the conversion of the extended property

- the removal of the existing infill extension and replacement with a new infill extension. At the front and rear this new extension would be four storeys in height and project 4.5m beyond the rear wall of No. 115 and 8.2m beyond No. 121. The extension would be centrally placed between these properties with a gap of 6.8m to the boundary with 115 and a gap of 9.2m to No 121. The ridge height of the roof would be lower than the existing ridge height with a small gable at the front and a hipped roof to the rear.
- a single storey lower ground floor extension to 119 only which would be up to the boundary with a depth of 3m.

- the internal layout of the existing residential accommodation will be altered to provide a total of 16 units (39 habitable rooms) replacing the existing 10 units (34 habitable rooms). Eight of these units would be affordable, rented units with 8 units for sale on the open market, making the affordable provision 52.9% of the total (based on habitable rooms). This would be secured by legal agreement. Access to the affordable units is via 117 Widmore Road with access to the private units via 119. The applicant advises that the property has been vacant and unused since they acquired the site and is in a poor state of repair. The applicants are unable to confirm the tenure prior to their purchase of the site but the site was previously owned by Christian Aid.

The frontage of the site is currently used for informal parking. This application seeks permission for 8 parking spaces and a bin and recycling store and a covered bicycle store for 16 cycles. One of the two crossovers will be removed leaving a single access point to Widmore Road.

Consultations

Nearby residents were notified and representations were received which can be summarised as follows

- the rearward projection would be substantial and incongruous in the locality, intrusive in the view of neighbouring properties
- overlooking and loss of privacy from side facing windows and rear balconies
- lack of car parking facilities for the flats

Amended plans have been received showing fixed, obscured glazed windows in all side facing elevations and privacy screens on the balconies. Neighbouring residents have been reconsulted and any further comments will be reported verbally to the meeting.

There are no technical drainage objections, subject to standard conditions.

Environmental Health have recommended a condition be added requiring details of noise attenuation measures to protect future residents from traffic noise from Widmore Road.

From an arboricultural point of view there are three trees on the site protected by a tree preservation order and numerous unprotected trees. The proposal does not affect the protected trees. There is a loss of three trees as a result of the proposal; one holly and one goat willow at the rear to make way for the infill extension and one sycamore on the frontage to make way for the realigned vehicular entrance. A further seven smaller trees will be lost as they are in poor condition. No objection to the loss of trees is raised. Landscaping, tree protection and replacement tree planting conditions are recommended.

From a highways point of view the site is located on the north side of Widmore Road which is a classified Road, a London Distributor Road and in the top 20 busiest roads in the borough. The existing waiting restrictions commence at 7.00 and finish at 18.30, Monday to Friday. There is a bus stop immediately opposite the site and a signal controlled pedestrian crossing outside No. 111 Widmore Road.

With regard to parking requirements the UDP indicates a maximum of 1 space per unit. The site is located in an area moderately accessible to public transport and achieves a Public

Transport Accessibility (PTAL) level 4. For sites in this category the UDP standard can be reduced to 0.8 spaces per unit. Eight of the proposed units would be for affordable housing and the standard for these units is 0.5 spaces for 1 bed units and 0.75 spaces for 2 bed units. On this basis the maximum requirement for off street parking is 11 spaces. The application proposes 8 spaces with access from Widmore Road.

Initially this level of provision was considered to be unacceptable as the shortfall could lead to on street parking which would be detrimental to road safety. However the applicant has offered the following mitigating measures and from a highway standpoint the proposal is now considered to be acceptable providing these measures are secured by legal agreement. These measures include:

- permit free parking for all of the affordable units,
- submission of a travel plan, and
- contributions towards setting up a car club and changes to the waiting restrictions in the vicinity of the site totalling £5000.

The Metropolitan Crime Prevention Design Advisor recommends a standard condition requiring details of measures to minimise the risk of crime to be submitted and approved.

Planning considerations

The application falls to be determined in accordance with the following Unitary Development Plan policies:

- BE1 Design of new Development
- H1 Housing Supply
- H2 Affordable Housing
- ER4 Sustainable and Energy Efficient Development
- T 3 Parking
- T18 Road Safety

In strategic terms the most relevant London Plan policies are:

- 3A.1 Housing
- 3A.3 Maximising the Potential of Sites
- 32.23 Parking Strategy and Standards

There are a number of relevant national policy documents that are relevant to the consideration of this application. These include

- PPS1 Delivering Sustainable Development
- PPS3 Housing

With regard to planning history, under ref. 06/00543 a planning application was submitted and subsequently withdrawn for the demolition of 115-121 Widmore Road and erection of 2 x 4 storey blocks comprising 44 flats with 40 parking spaces, refuse and cycle storage and retention of vehicular access to Widmore Road.

Conclusions

The main issues to be considered are the acceptability of the proposed extensions both visually and in terms of the impact on neighbouring properties and the acceptability of the proposed parking provision.

In general the proposed tenure and density of the proposed development are considered to be acceptable and in accordance with the requirements of the Unitary Development Plan (UDP). This proposal is for 16 units on the site and as such Policy H2 relating to affordable housing and ER4 relating to energy efficient development would normally apply. However as proposal is not a wholly new development, the net increase in units is 6 and habitable rooms is 5 the policy is applied more flexibly. The applicants have provided 50% affordable housing units and have set out measures for sustainable and energy efficient development. A condition requiring a site wide energy statement is also recommended. With regard to density the conversion would result in a density of 82 units per hectare (199 habitable rooms per hectare).

All properties have access to the large rear garden - private amenity space has been provided to the three lower ground floor units together with a roof terrace for one affordable unit at first floor level and balconies for three further private units.

The current accommodation on the application site is poorly laid out and in poor condition. The proposed extension will replace the existing poor quality extension and would enable an improved internal layout. On the front elevation the extension is set back slightly behind the front elevation of 119 Widmore Road and is level with the front of 115 Widmore Road; the proposed roof ridge height is lower than the ridge height of these properties. Window details have not been provided and a condition requiring details to be submitted has been recommended.

At the rear the single storey rear extension would not unduly affect the adjoining property which is on the eastern side of the application site. The proposed balcony on the roof of this extension would serve the upper ground floor flat and a privacy screen is proposed to protect the amenity of the occupants at 121 Widmore Road.

With regard to the rearward projection of the infill extension, this has been centrally placed within the application site to protect the daylight and sunlight to adjoining properties. The revised drawings indicate that the extension does not impede the 45 degree threshold in this respect. In addition all side facing windows are secondary windows and will be non-openable and fitted with opaque glass to protect the amenity of adjoining occupants. A condition to this effect is recommended.

With regard to the proposed parking provision the UDP requires a total of 11 spaces for this development taking account of the tenure and mix of units. Eight spaces are proposed leaving a shortfall of 3 spaces. The highways concerns initially related to the impact that any potential on-street parking may have on the free flow of traffic along Widmore Road (the single yellow line permits parking from 7.00 to 18.30). To deter the demand for parking from the occupants of the affordable units the applicant has offered to prohibit requests for parking restricts, contribute financially to the provision of a car club in the locality and make payments towards future changes in the waiting restrictions on this part of Widmore Road. In addition a cycle parking space would be provided for each unit. On this basis members may consider that this has overcome initial concerns about the impact of the shortfall in parking for this development.

In light of the above members will need to consider whether the proposed extension is acceptable and whether the proposed mitigating measures overcome initial concerns regarding the level of parking provision on the site. On balance it is considered that this application is now acceptable and permission is recommended subject to the prior completion of a legal agreement to secure the following

- secure 50% affordable housing units on the site (52.9% habitable rooms)
- permit free parking for all of the affordable units,
- submission of a travel plan, and
- contributions towards setting up a car club and changes to the waiting restrictions in the vicinity of the site totalling £5000.

Background papers referred to during the production of this report comprise all correspondence on file ref. 08/03098, excluding exempt information.

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT (relating to affordable housing, car club and highway improvement contributions and permit free parking for the affordable units)

and the following conditions:

- | | | |
|----|---|--|
| 1 | ACA01 | Commencement of development 3 years |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 4 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 5 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 6 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 7 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 8 | ACB05 | Replacement tree(s) elsewhere on site |
| | ACB05R | Reason B05 |
| 9 | ACC01 | Satisfactory materials |
| | ACC01R | Reason C01 |
| 10 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 11 | Before the development hereby permitted is first occupied the proposed windows in the rear west and east facing elevations shall be obscure glazed and non openable and shall subsequently be permanently maintained as such. | |
| | Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties. | |
| 12 | ACD02 | Surface water drainage - no det. submitt |
| | ACD02R | Reason D02 |
| 13 | ACD04 | Foul water drainage - no details submitt |
| | ACD04R | Reason D04 |

- 14 ACH03 Satisfactory parking - full application
- ACH03R Reason H03
- 15 ACH04 Parking bays/garages
- ACH04R Reason H04
- 16 ACH18 Refuse storage - no details submitted
- ACH18R Reason H18
- 17 ACH22 Bicycle Parking
- ACH22R Reason H22
- 18 ACH24 Stopping up of access
- ACH24R Reason H24

19 Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority (Bromley Council). The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order to comply with Policy T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 20 ACL01 Energy Strategy Report
- ACL01R L01 reason

21 A scheme for protecting the proposed dwellings from traffic noise, which shall include double glazing in windows, shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before development commences and the scheme shall be fully implemented before any of the dwellings are occupied and permanently maintained as such thereafter.

- ACI15R I15 reason
- 22 ACI21 Secured By Design
- ACI21R I21 reason
- 23 AJ02B Justification UNIQUE reason OTHER apps

23 Policies (UDP)
 BE1 Design of new development
 H1 Housing supply
 H2 Affordable housing
 ER4 Sustainable and energy efficient development
 T3 Parking
 T18 Road safety

Policies (London Plan)
 3A.1 Housing
 3A.3 Maximising the potential of sites
 3A.23 Parking strategy and standards

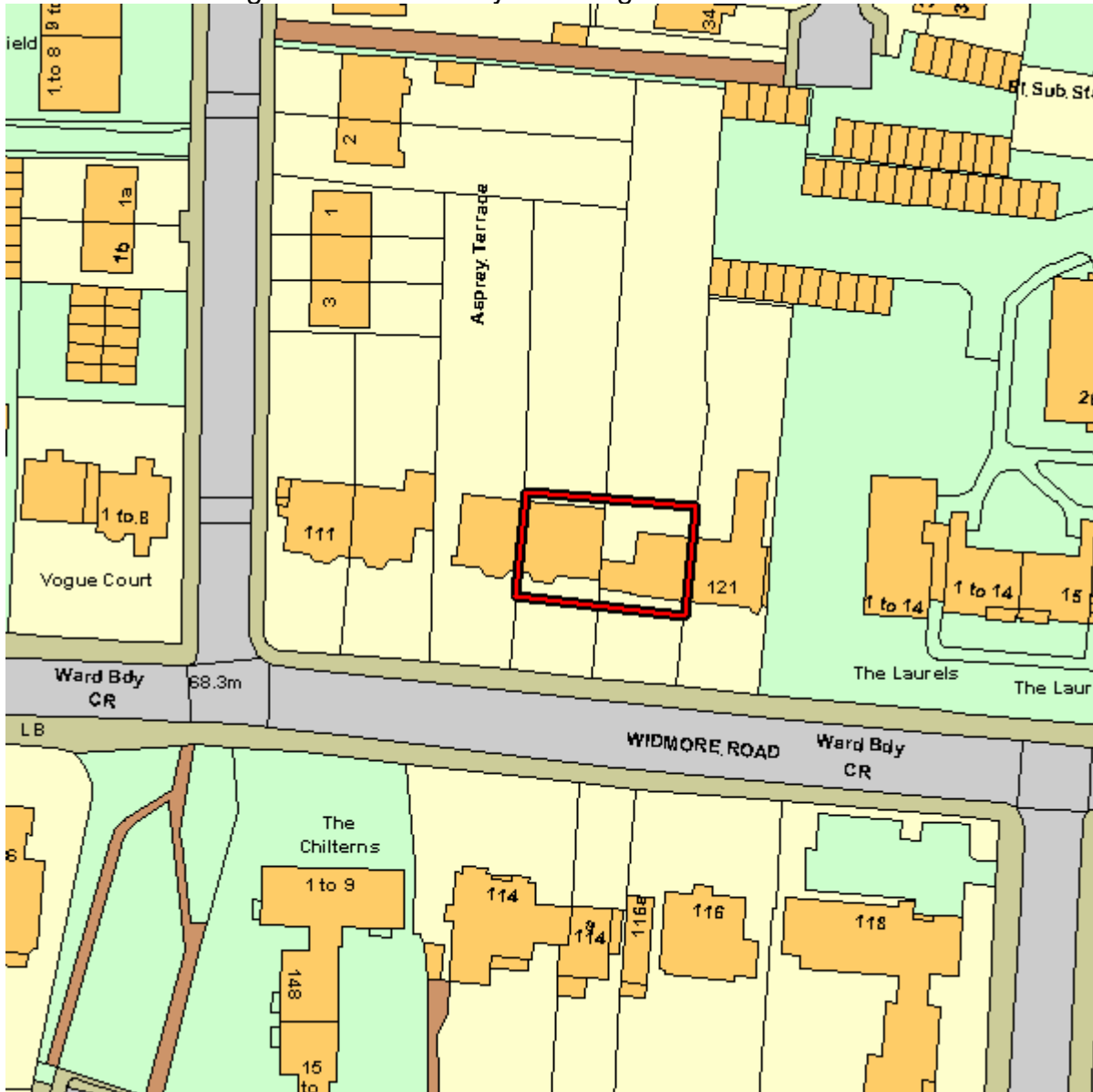
INFORMATIVE(S)

- 1 RDI16 Layout of crossovers

Reference: 08/03098/FULL1

Address: 119 Widmore Road Bromley BR1 3AH

Proposal: Demolition of the existing infill between 117 and 119 Widmore Road and erection of a four storey infill and rear extension together with the conversion of 117 and 119 Widmore Road to provide a total of 16 units (7 one bedroom flats and 9 two bedroom flats) with 8 car parking spaces, along with refuse and cycle storage



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7. **Application No : 08/03189/FULL6** **Ward :
Chelsfield And Pratts
Bottom**

Address : 24 Turnpike Drive Orpington Kent BR6 7SJ **Conservation Area:NO**

OS Grid Ref: E: 547515 N: 162646

Applicant : Mr Barry Ogilvie **Objections : YES**

Description of Development:

Single storey side/rear extension and roof alterations to accommodate side and rear dormers

Proposal

This application is for a single storey side/rear extension and roof alterations to accommodate side and rear dormers.

Consultations

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- loss of privacy/overlooking
- proposal is out of keeping with surrounding bungalows

Planning Considerations

Policies BE1 and H8 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design and to safeguard the amenities of neighbouring properties.

Under application ref. 08/02108, planning permission for a single storey side/rear extension and roof extensions with side and rear dormers was refused on the following ground:

The proposed extension is of a poor design, incongruous in appearance, which would be harmful to the appearance of the existing dwelling and unbalance the appearance of this pair of semis, contrary to Policies BE1 and H8 of the Unitary Development Plan.

A number of properties along Turnpike Drive have been altered by way of roof alterations or roof extensions. This includes the adjoining property at No 25 (permitted under ref. 06/01987) to which a gable-end roof has been added in order to accommodate a limited

amount of first floor living area. Other examples of loft extensions along Turnpike Drive include Nos. 26, 27 and 30.

Conclusions

The main issues in this case are the impact of the proposal on the character and appearance of the host dwelling and surrounding area, and the impact of the proposal on neighbouring amenity.

Whilst the proposed extension is unlikely to unduly affect neighbouring amenity either through overlooking or loss of privacy given its separation from neighbouring properties, it is considered that the proposal remains of poor design, will appear out of character within the streetscene and is likely to unbalance the appearance of this pair of semi detached properties, and Members will need to carefully consider the impact of this proposal in terms of its relationship with the neighbouring property and the wider streetscene.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/02108 and 08/03189, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

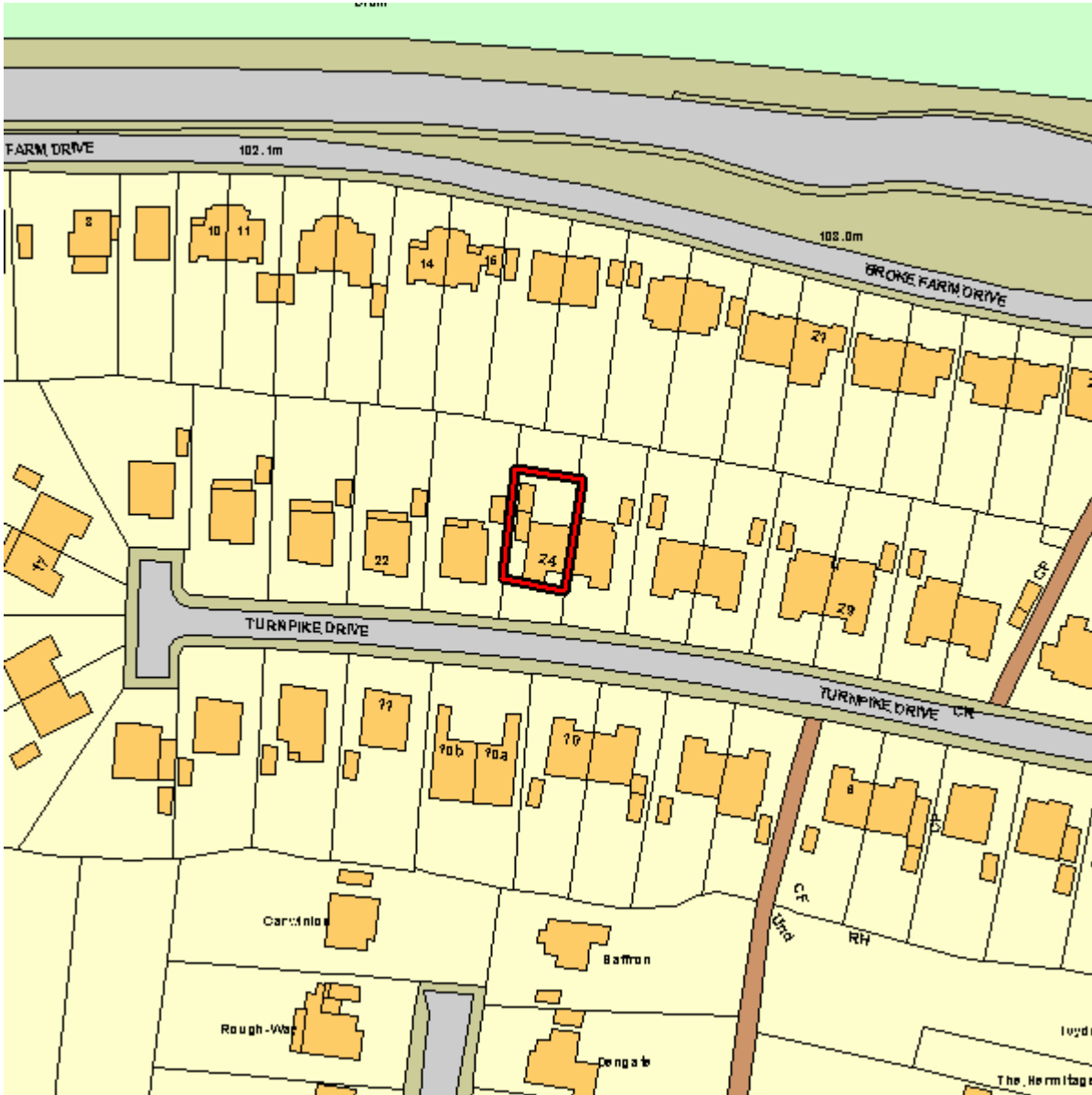
The reasons for refusal are:

- 1 The proposed extension is of a poor design, incongruous in appearance, which would be harmful to the appearance of the existing dwelling and unbalance the appearance of this pair of semi-detached properties, contrary to Policies BE1 and H8 of the Unitary Development Plan.

Reference: 08/03189/FULL6

Address: 24 Turnpike Drive Orpington Kent BR6 7SJ

Proposal: Single storey side/rear extension and roof alterations to accommodate side and rear dormers



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A parking stress survey has been submitted which details the results of survey work conducted in September. There was 67% parking stress within 200 metres of the site on Tuesday 2 September and 63% on Wednesday 3 September.

The application is accompanied by a desktop site assessment which concludes that there are unlikely to be land contamination issues relating to the site.

A Planning, Design and Access Statement has been submitted which considers the site, its context, the policy framework and sets out the design process and the proposed scheme.

The applicant has submitted a letter from Homefront Estate Agents detailing an unsuccessful attempt to market the printing business to commercial buyers and to sell the site for business use.

Consultations

Nearby residents were notified of the application and representations were received, which can be summarised as follows:

- inadequate parking
- excessive demand for on-street parking in surrounding area
- increased congestion
- parking stress survey is inadequate
- greatest demand for parking will be in the evenings and survey was conducted during the day
- overlooking
- overshadowing / loss of light
- increased noise and disturbance
- disruption during construction period
- overdevelopment
- out of character
- excessive height and bulk
- proposal conflicts with objective of promoting the area as 'Chatterton Village'
- lack of amenity space
- increased pressure on local infrastructure and services
- potential anti-social behaviour by social housing tenants
- change to demographic profile of the area
- refuse storage will be close to patio / garden at No. 64 Addison Road
- if market conditions change the development could become a 'buy-to-let slum'
- site has been used for dumping rubbish.

A letter in support of the proposal has also been received.

There are no objections to the proposal in terms of highways.

There are no objections to the proposal from the Council's housing division.

There are no technical objections from the Council's in-house drainage consultant.

There are no objections from the Council's Sustainable Development Officer.

Any further responses to consultations will be reported verbally at the meeting.

Planning Considerations

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development states, at paragraph 8, that the plan-led system, and the certainty and predictability that it aims to provide, is central to planning and the key role in integrating development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

The main policies of the Bromley Unitary Development Plan considered to be relevant to this application include:

T1 Transport Demand
T2 Assessment of Transport Effects
T3 Parking
T5 Access for People with Restricted Mobility
T7 Cyclists
T18 Road Safety
H1 Housing Supply
H2 Affordable Housing
H5 Accessible Housing
H7 Housing Density and Design
BE1 Design of New Development
EMP5 Development Outside Business Areas
ER4 Sustainable and Energy Efficient Development
IMP1 Planning Obligations.

There are a number of other relevant policy documents that come under the general category of other 'material considerations'. These include:

PPS1: Delivering Sustainable Development
PPS3: Housing
PPG13: Transport.

In strategic terms the most relevant London Plan policies are:

2A.9 The Suburbs: supporting sustainable communities
3A.3 Maximising the potential of sites
3A.6 Quality of new housing provision
4B.1 Design Principles for a Compact City
4B.8 Respect local context and communities.

The proposal will result in a residential density of 160 dwellings per hectare or 500 habitable rooms per hectare.

The applicant has submitted a draft Section 106 agreement to secure contributions in respect of healthcare and secondary education provision and the affordable housing.

The main issues to be considered in this case are the impact of the proposal on the character of the area and the impact on the residential amenities of the area.

Conclusions

The applicant has demonstrated that the site has been unsuccessfully marketed for a business use and therefore its residential redevelopment is acceptable in terms policy EMP5. Furthermore, a residential use may be considered preferable to the previous use or another business use in terms of the impact on residential amenity from noise and disturbance.

The existing buildings on the site can be considered to contribute relatively little to the visual amenities of the area. The scheme will result in a block that will be substantially bulkier than the existing development, particularly on the Cowper Road elevation, although the design of the block and particularly the elevational treatment should serve to detract from an impression of bulk. The block will be three storeys in height but the design incorporates a flat roof in order that it does not appear excessively high. It will be two storeys in height adjacent to the nearest houses on Addison Road and Cowper Road. In terms of appearance the block may be considered to relate satisfactorily to surrounding development.

In terms of privacy, the layout of the block is such that there should not be any undue harm in terms of overlooking of nearby properties. The balconies will only result in overlooking of the fronts of nearby houses and therefore of rooms that are already subject to some overlooking. Obscure glass screening to the rooftop communal amenity areas is proposed and this should prevent overlooking of neighbouring properties.

In terms of impact on the rear of the adjacent properties on Addison Road and Bloomfield Road, regard should be had to the fact that the existing industrial building covered a large amount of the site and extended to the boundary with No. 69 Bloomfield Road. The block will be set further away from No. 69 and there are no windows on the elevation of No. 69 facing the block. Concerns have been expressed regarding loss of light and outlook at properties opposite the proposed block, however the distances between these properties and the proposed block is such that there should be no undue harm.

In view of the existing buildings on the site it may be considered that its appearance will be improved. The proposal would be consistent with local and strategic policies and central government guidance promoting the efficient use of land for residential development in sustainable locations. On balance, the proposal may be considered acceptable.

Background papers referred to during the production of this report comprise all correspondence on file ref. 08/03199, excluding exempt information.

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT

and the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development 3 years |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |

3	ACA07	Boundary enclosure - no detail submitted		
	ACA07R	Reason A07		
4	ACC01	Satisfactory materials		
	ACC01R	Reason C01		
5	ACC03	Details of windows		
	ACC03R	Reason C03		
6	ACD02	Surface water drainage - no det. submitt		
	ACD02R	Reason D02		
7	ACH03	Satisfactory parking - full application		
	ACH03R	Reason H03		
8	ACH04	Parking bays/garages		
	ACH04R	Reason H04		
9	ACH11	Visibility splays (new buildings) (3 in)	access	45m x 2.4m x 45m
1m				
	ACH11R	Reason H11		
10	ACH16	Hardstanding for wash-down facilities		
	ACH16R	Reason H16		
11	ACH18	Refuse storage - no details submitted		
	ACH18R	Reason H18		
12	ACH22	Bicycle Parking		
	ACH22R	Reason H22		
13	ACH24	Stopping up of access		
	ACH24R	Reason H24		
14	ACI21	Secured By Design		
	ACI21R	I21 reason		
15	ACK05	Slab levels - no details submitted		
	ACK05R	K05 reason		
16	ACK09	Soil survey - contaminated land		
	ACK09R	K09 reason		

17 No additional structure, plant, equipment or machinery shall be placed erected or installed on or above the roof or on external walls without the prior approval in writing by or on behalf of the Local Planning Authority.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

18 The development hereby permitted shall incorporate on-site renewable energy generation equipment to provide at least 10% of its projected energy requirements in accordance with the approved details and shall be permanently maintained thereafter.

Reason: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy ER4 of the Unitary Development Plan.

19 Details of a scheme to light the access drive and car parking areas hereby permitted shall accord with BS 5489-1:2003 and shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before the development hereby permitted is commenced, and the approved scheme shall be implemented before the development is first occupied and the lighting shall be permanently maintained thereafter.

Reason: In order to comply with of the Policy T3 and Appendix II adopted Unitary Development Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.

20 No loose materials shall be used for surfacing of the parking and turning area hereby permitted.

Reason: In order that the parking surface is adequate and loose materials are not distributed outside the site.

21 Details of the privacy screens shall be submitted to and approved in writing by the local planning authority and the approved screens shall be permanently maintained thereafter.

ACI12R I12 reason (1 insert) BE1

22 AJ02B Justification UNIQUE reason OTHER apps

22 Policies (UDP)

T1 Transport Demand

T2 Assessment of Transport Effects

T3 Parking

T5 Access for People with Restricted Mobility

T7 Cyclists

T18 Road Safety

H1 Housing Supply

H2 Affordable Housing

H5 Accessible Housing

H7 Housing Density and Design

BE1 Design of New Development

EMP5 Development Outside Business Areas

ER4 Sustainable and Energy Efficient Development

IMP1 Planning Obligations

Policies (London Plan)

2A.9 The Suburbs: supporting sustainable communities

3A.3 Maximising the potential of sites

3A.6 Quality of new housing provision

4B.1 Design Principles for a Compact City

4B.8 Respect local context and communities.

INFORMATIVE(S)

1 RDI16 Layout of crossovers

Reference: 08/03199/FULL1
Address: 66 Addison Road Bromley BR2 9RR
Proposal: Two/ three storey block comprising 14 two bedroom and 2 three bedroom flats with 11 car parking spaces



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9. Application No : 08/03235/FULL6 Ward : Bickley

Address : 72 Sundridge Avenue Chislehurst Kent Conservation Area:NO
BR7 5LU

OS Grid Ref: E: 542437 N: 170217

Applicant : Mr G Plowright Objections : YES

Description of Development:

Part one/two storey front/side extension and roof alterations to incorporate front dormer

Proposal

The application seeks permission to construct a part one/two storey front and side extension with roof alterations to incorporate a front dormer. The extensions would see a garage, utility room and enlarged kitchen at ground floor with a master bedroom and ensuite constructed above. 2 bedrooms are also proposed within the roof-space, incorporating a dormer to the street elevation.

Consultations

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- the bulk of the extension is too large / is considered an overdevelopment of the site
- limited side space proposed and shallow front garden
- potential overlooking from the dormer windows
- loss of light to the adjoining dwelling of 70 Sundridge Avenue
- would adversely affect the amenities of adjacent housing

Thames Water comment that they have no objection to the proposal.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions

H9 Side Space

The adjoining property of 70 Sundridge Avenue has recently been granted planning permission (ref. 08/02975) for a part one/two storey rear extension and rear dormer extension. In addition to the recent planning permission, it is understood there is an ongoing boundary dispute occurring between the neighbouring properties, however this is not material to the determination of this application.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Having a slightly skewed orientation to the adjoining 72 Sundridge Avenue, the neighbouring dwellings do not share a common front building line, and further, possess increased side separation near the frontage, which tapers towards the rear. This inconsistent boundary separation has resulted in the scheme being amended twice to address side space concerns and comply with policy.

The original scheme involved a 2 storey extension built to boundary, projecting to the south east of the existing. A revised proposal saw the ground floor side extension built to boundary, with the first floor stepped in, retaining a 1.25 metre separation from the flank boundary. A further revised scheme was recently submitted retaining 1.0 metre side space for the entire length of the flank wall in order to comply with Policy H9 of the Unitary Development Plan.

The proposal would also seek permission for a garage projecting 5 metres forward of the existing building, a first floor extension above the garage projecting 3 metres toward the street, and a dormer extension to the street elevation.

The extended dwelling would remain behind the front elevation of No. 70 and would project at the side furthest from No. 74 Sundridge Avenue.

While the scheme would now be considered to comply with Policy H9 of the UDP, Members will need to consider the impact of the dormer windows, two-storey forward projection and garage on the street scene and on the amenities of occupants of surrounding residential properties.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03235 and 08/02975, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:
- 1 ACA01 Commencement of development 3 years
ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
ACC04R Reason C04
- 3 No flank windows shall at any time be inserted in the western elevation of the first floor level hereby permitted, without the prior approval in writing of the Local Planning Authority.
- Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.
- 4 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of new development

H8 Residential extensions

H9 Side space

- D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposed front extensions, by reason of their bulk, design and forward projection, would result in a cramped and prominent overdevelopment of the site out of character with adjoining development and detrimental to the visual amenities of the street scene, contrary to Policies H8 and BE1 of the Unitary Development Plan.

Reference: 08/03235/FULL6

Address: 72 Sundridge Avenue Chislehurst Kent BR7 5LU

Proposal: Part one/two storey front/side extension and roof alterations to incorporate front dormer



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10. **Application No : 08/03328/FULL6** **Ward : Bickley**
Address : 2 Eastmead Close Bromley BR1 2JG **Conservation Area:NO**
OS Grid Ref: E: 542435 N: 169240
Applicant : Mr R Patel **Objections : NO**

Description of Development:

Single storey rear extension

Proposal

The application is for a single storey rear extension for a conservatory. The property is on a corner plot and the extension is therefore visible for the road. A previous application has been refused under delegated powers on the following ground:

The proposed extension by reason of its size and prominent location would harm the character and appearance of the Bickley Park Conservation Area, and would therefore be contrary to Policy BE11 of the Unitary Development Plan.

The current application is of the same dimensions as the previous and measures approximately 6.2m in depth, 3.5m of which is visible from the front of the property, approximately 4.4m wide and 3.6m in height. The conservatory is mainly constructed of glass with a curved end but has a solid wall facing the road with two windows. The previous application did not feature these windows but was completely solid.

Consultations

Local residents have been informed of the application and no representations have been received to date.

From the heritage and urban design aspect, it is considered that the extension will be visible in the streetscene and as such would not preserve or enhance the Conservation Area.

Planning Considerations

The application is to be determined in accordance with the following Policies of the Unitary Development Plan and the London Plan:

BE1 in relation to the design of the development,
BE11 in relation to Conservation Areas,
H8 in relation to residential extensions.

Conclusions

The main issues relating to this application are the impact it would have the amenities of the occupants of surrounding residential properties and effect it would have on the character of the Conservation Area.

The application site is in a small close of 6 houses. The houses in this close are substantial, relatively modern houses of a similar design to one another. There is an existing conservatory at the property of which approximately 1.1m is visible from the road. The proposal is to demolish this conservatory and build one larger in its place. There is a garage to the side of the property and a wall around the edge of the parking forecourt which reduce the view of the conservatory.

The depth of the extension does not differ from that on the previous application which was refused and Members may consider that the applicants have not overcome the previous ground of refusal. The proposal is, however, less obtrusive in the streetscene as an attempt has been made to break up the wall facing the highway by inserting windows.

Members may consider that the proposed extension is unlikely to have a detrimental impact on the amenities of any neighbouring property as it will face the highway on two sides and the flats to the rear of the site appear to be well screened with no windows directly adjacent to the proposed conservatory. The property is a sufficient distance from any residential property to avoid any loss of visual amenity or loss of light.

Whilst the applicants have attempted to improve the appearance of the conservatory, its size and impact on the streetscene remain and it is therefore necessary to consider whether the proposal is sufficiently improved to justify a different decision.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/02327 and 08/03328, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

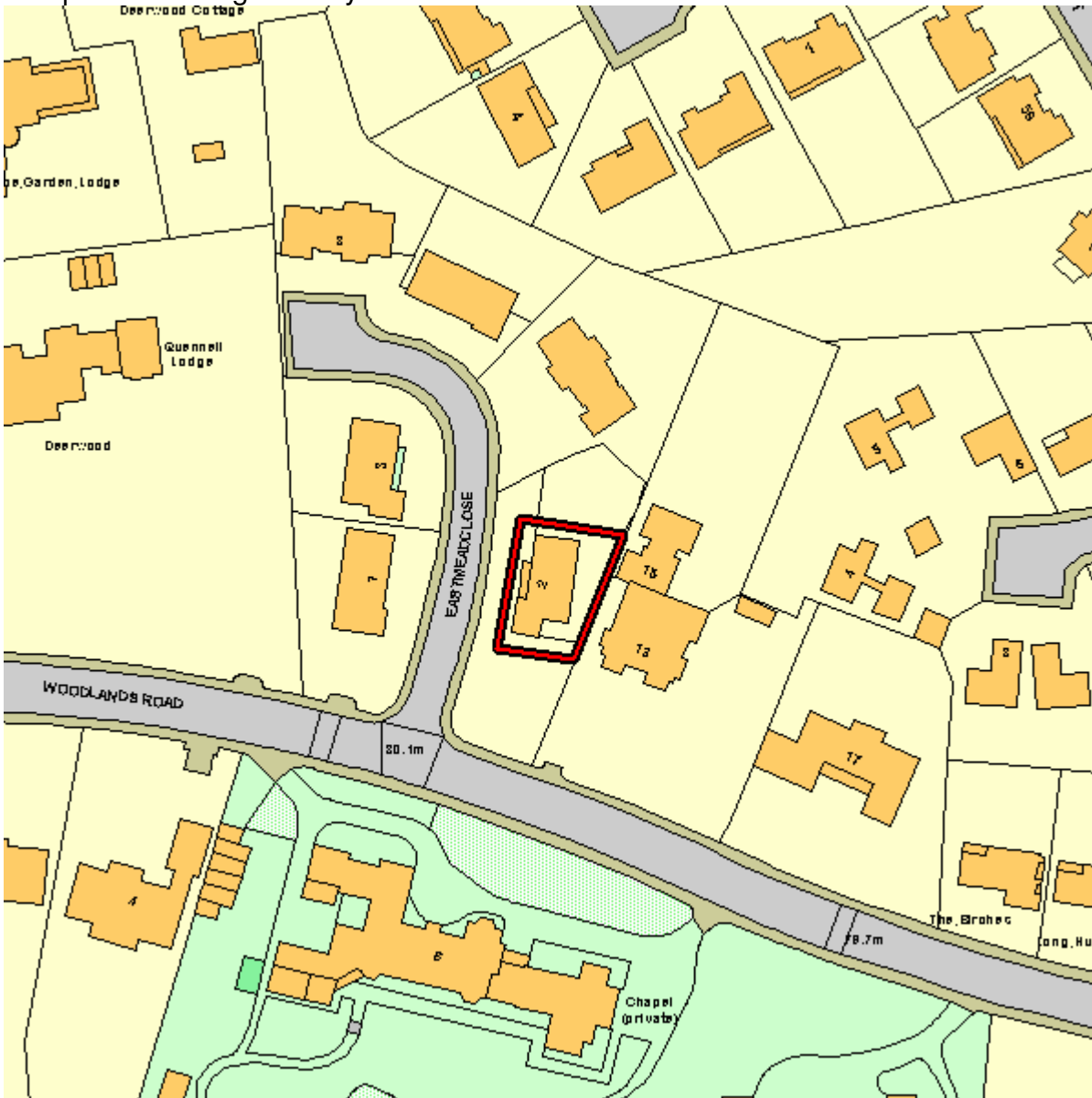
- | | | |
|----------------|-----------------|--|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01
ACA01R | Commencement of development 3 years
A01 Reason 3 years |
| 2 | ACC01
ACC01R | Satisfactory materials
Reason C01 |
| 3 | ACC03
ACC03R | Details of windows
Reason C03 |
| 4 | ACK01 | Compliance with submitted plan |
| Reason: | | |
| 5 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)
BE1 Design of new development
BE11 Conservation Areas
H8 Residential extensions

D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposed extension by reason of its size and prominent location would harm the character and appearance of the Bickley Park Conservation Area, and would therefore be contrary to Policy BE11 of the Unitary Development Plan.

Reference: 08/03328/FULL6
Address: 2 Eastmead Close Bromley BR1 2JG
Proposal: Single storey rear extension



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- current application does not overcome previous reasons for refusal
- proposal will create an excessive concentration of residents within one property, inappropriate within area of single family dwellings
- no consideration given to accommodating car parking on site

From the Environmental Health (housing) perspective, the siting of the extension in relation to the existing 3 storey parade of shops (Nos. 10-22 Plaistow Lane) is likely to give rise to inadequate natural light to two of the proposed bedsits.

From the technical Highways perspective, justification for the lack of parking provision is required. In the absence of this information it is advised that the application should be refused as it would have implications for the free flow of traffic and be lacking in adequate off street parking provision.

Any other comments will be reported verbally at the meeting.

Planning Considerations

Under ref. 06/00352 planning permission was granted retrospectively for the change of use of the property to a house in multiple occupation. Under ref. 06/01814 planning permission was refused for a three storey side and rear extension to the property comprising 12 bedsitting rooms. The reasons for refusal were as follows:

'The proposed extension for an additional 12 bed sitting rooms would result in a cramped overdevelopment of this site of restricted dimensions, by reason of its size, site coverage, close proximity to the boundaries, number of units proposed, and lack of car parking provision, thereby contrary to Policies H.2, H.5 and E.1 of the adopted Unitary Development Plan and Policies H6, H10 and BE1 of the second deposit draft Unitary Development Plan (September 2002).'

'The proposals would be lacking in any car parking provision to meet the needs of the development, in the absence of which, the proposals would have a seriously prejudicial impact on the free flow of traffic and conditions of safety in the adjoining highway, thereby contrary to Policies T.3 and T.15 of the adopted Unitary Development Plan and Policies T3 and T22 of the second deposit draft Unitary Development Plan (September 2002).'

Under ref. 08/00439 planning permission was refused for a three storey side and rear extension comprising 12 bedsitting rooms. The application was identical to the previously refused proposal, although with an enlarged cycle store and the submission of a design and access statement to accompany the application. The reasons for refusal were as follows:

'The proposed extension for an additional 12 bed sitting rooms would result in a cramped overdevelopment of this site of restricted dimensions, by reason of its size, site coverage, close proximity to the boundaries, number of units proposed, sub-standard accommodation and lack of car parking provision, thereby contrary to Policies H7, H9 and BE1 of the Unitary Development Plan.'

'The proposals would be lacking in any car parking provision to meet the needs of the development, in the absence of which, the proposals would have a seriously

prejudicial impact on the free flow of traffic and conditions of safety in the adjoining highway, thereby contrary to Policies T3 and T18 of the Unitary Development Plan.'

The main policies relevant to this case with the Unitary Development Plan are as follows:

BE1 Design of New Development
H7 Housing Density and Design
H9 Side Space
T3 Parking
T18 Road Safety

Conclusions

It is noted that the proposed extension has been reduced in height from three to two storeys, and the footprint of the proposed extension has been reduced to afford a greater separation to the flank boundary of the site (fronting Plaistow Lane). It is considered however that the proposed extension is still excessive in terms of its size and site coverage, leaving little of the site undeveloped. In addition, while the number of units has been reduced, an additional 8 units would result in a significant increase in the intensity of the use of the site, and concerns have been raised in respect of the provision of natural light to two of the proposed bedsits. On this basis the proposal may still be considered to constitute an overdevelopment of the site.

As with the previous applications, there would be inadequate off-street parking provision to meet the needs of the development, and no information has been submitted as a justification. On this basis the proposed development would create additional demand for on-street parking and would be likely to prejudice the free flow of traffic and conditions of road safety.

In light of the above, Members may consider that the previous grounds of refusal have not been sufficiently addressed, and on this basis the application should be refused.

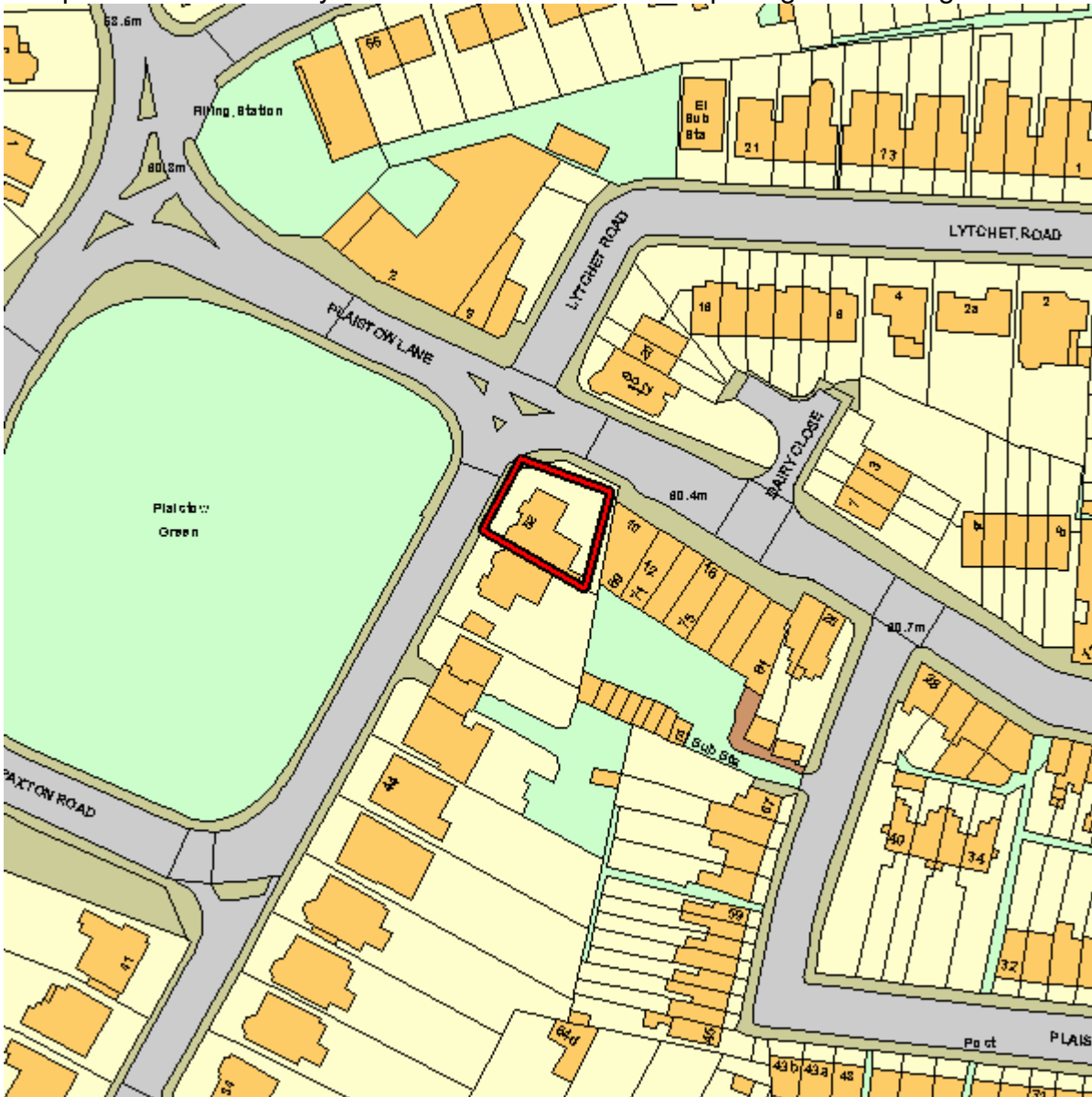
Background papers referred to during production of this report comprise all correspondence on files refs. 08/03384, 08/00439, 06/01814, and 06/00352, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed extension for an additional 8 bed sitting rooms would result in a cramped overdevelopment of this site of restricted dimensions, by reason of its size, site coverage, close proximity to the boundaries, number of units proposed, sub-standard accommodation and lack of car parking provision, thereby contrary to Policies H7 and BE1 of the Unitary Development Plan.
- 2 The proposals would be lacking in any car parking provision to meet the needs of the development, in the absence of which, the proposals would have a seriously prejudicial impact on the free flow of traffic and conditions of safety in the adjoining highway, thereby contrary to Policies T3 and T18 of the Unitary Development Plan.

Reference: 08/03384/FULL1
Address: 52 Cambridge Road Bromley BR1 4EA
Proposal: Two storey side and rear extension comprising 8 bedsitting rooms.



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12. Application No : 08/03452/FULL1 Ward : Cray Valley East
Address : 1 Stanley Way Orpington Kent BR5 2HE Conservation Area:NO
OS Grid Ref: E: 546731 N: 167850
Applicant : Moorehouse Investments Ltd Objections : YES

Description of Development:

Two storey extension on top of single storey building to form a three storey building incorporating two new studio flats above existing shop.

Proposal

The site is located on the corner of Stanley Way and Hood Avenue and currently accommodates a single storey commercial premises at the end of a terrace of retail properties with flats on the upper floors. The area is characterised predominantly by semi-detached residential housing in the adjoining roads, with a terraced three storey row of shops on the southern side of Stanley Way. To the east, there is industrial development in the direction of Cray Avenue.

The application proposes a two storey extension on top of the existing single storey end of terrace retail building. The application is submitted following a refusal for a similar application under ref. 08/03452. The proposal includes an external staircase serving the door to the flats on the eastern elevation and will have a maximum height of 9.5m, incorporating a mono-pitch roof.

Consultations

Nearby owners/occupiers were notified of the application and representation received are summarised as follows:

- loss of prospect and light
- overshadowing
- adverse impact on parking

There are no technical concerns from Highways regarding on street car parking and traffic safety in the area, and they have no objection to the proposal.

No Environmental Health (housing) comments have been received in respect of this application however in respect of the previous application, no significant concerns regarding the proposed living accommodation were raised but it was recommended that extraction

ventilation serving all kitchens and bathrooms should be humidistat controlled rather than controlled via light switches.

No Thames Water objections are raised.

No technical drainage comments have been made.

Planning Considerations

Planning permission was refused under ref. 08/00621 for a two storey extension on top of single storey building to form a three storey building incorporating two new studio flats above existing shop. The grounds of refusal were as follows:

“The proposed two storey extension and first floor level would be visually unrelated to the existing adjoining building, giving rise to an unacceptable change in roof design detrimental to the appearance of the existing and proposed buildings and to the visual amenity of the area, contrary to Policy BE1 of the UDP.

The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two-storey development, and would therefore constitute a cramped form of development, out of character with the street scene, detrimental to the visual amenity of the area and contrary to Policy H9 of the Unitary Development Plan.”

Planning permission was refused under ref. 08/02583 for a two storey extension on top of single storey building to form a three storey building incorporating two new studio flats above existing shop. The refusal grounds were as follows:

“The proposal does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the flank boundary in respect of two-storey development, and would therefore constitute a cramped form of development, out of character with the street scene, detrimental to the visual amenity of the area and contrary to Policy H9 of the Unitary Development Plan.”

The application falls to be determined in accordance with Policies BE1 (Design of New Development), H7 (Housing Density And Design), H9 (Side Space), T3 (Parking) and T18 (Road Safety) of the Unitary Development Plan:

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the adjacent building, the impact on parking and highway safety, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The current application steps the ground floor existing commercial premises in from the flank boundary by a total of 1m. As a result, the entire length and height of the flank wall remains 1m from the flank boundary.

The front of the property possesses a side space of approx. 6m. As the boundary splays towards the rear of the site, the side space reduces to only 1m at ground floor level to the rear. When viewed from Hood Avenue, the nearest residential development at No. 2 Hood Avenue is located approx. 40m from the site and therefore it is suggested that this separation is adequate to mitigate any cramped appearance that may result from the minimal side space provided.

The proposed mono-pitch roof is an attempt by the applicant to complement the design and appearance of the row of terraces, more in keeping with the area and this is considered to be acceptable in light of the previous planning application, which was not refused on the grounds of design.

On balance, the introduction of a pitched roof helps to improve the appearance of the development in relationship to the terrace and the introduction of a 1m side space at ground floor level is considered to address the previous ground of refusal and comply with the Council's side space policy.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/00621, 08/02583 and 08/03452, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|---|
| 1 | ACA01 | Commencement of development 3 years |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 4 | ACH18 | Refuse storage - no details submitted |
| | ACH18R | Reason H18 |
| 5 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 6 | ACI13 | No windows (2 inserts) first and second floor flank extension |
| | ACI13R | I13 reason (1 insert) BE1 |
| 7 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)

- BE1 Design of new development
- H7 Housing density and design
- H9 Side space
- T3 Parking
- T18 Road safety

Reference: 08/03452/FULL1

Address: 1 Stanley Way Orpington Kent BR5 2HE

Proposal: Two storey extension on top of single storey building to form a three storey building incorporating two new studio flats above existing shop.



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13. Application No : 08/03546/FULL1 Ward : Farnborough And Crofton

Address : 5 Romsey Close Orpington Kent BR6 7WE Conservation Area:NO

OS Grid Ref: E: 544007 N: 164862

Applicant : Mr E Harman Objections : NO

Description of Development:

Erection of a two storey detached four bedroom dwelling with integral double garage

Proposal

The application site is on the northern side of Romsey Close. The properties in Romsey Close and the surrounding residential roads are predominantly detached two-storey buildings. To the north, there is an open area belonging to Darrick Wood School and this falls within Metropolitan Open Land. The Properties on Romsey Close are considered to be family dwellings with relatively small rear gardens. The plot at No. 5 is currently vacant.

The application is for the erection of a two storey detached dwelling. The dwelling will front Romsey Close and will include a vehicular access and car parking spaces for two vehicles. The dwelling will have an integral double garage and a gable ended roof design. The proposed dwelling will have a height of approx. 8.4m and a width of approx. 12.5m, incorporating a single storey front/side section that includes the garage and utility room. The dwelling will have a depth of approx. 10.5m. The rear garden will have a depth of approx. 11m. The dwelling will retain a side space to the western flank boundary of approx. 2m (apart from a small section to the rear of the plot where the separation is 0.6m), with the single storey integral garage constructed adjoining the eastern flank boundary, which forms the rear boundary of No. 29 Broadwater Gardens.

Consultations

Nearby owners/occupiers were notified of the application and representations received are summarised as follows:

- letter of support
- statement that the proposed roof pitch is 45 degrees as opposed to 30 degrees on other properties in the road.

The Environmental Health division was consulted in respect to possible land contamination. No concerns have been raised, subject to a standard condition requiring a contaminated land assessment.

No technical highways objections are raised, subject to a standard condition.

No technical drainage objections are raised.

Any further comments received will be reported verbally at the Committee.

Planning Considerations

The main policies relevant to this case are Policies BE1 (Design Of New Development), H7 (Housing Density And Design), H9 (Side Space), T18 (Road Safety) and G6 (Land Adjoining Green Belt Or Metropolitan Open Land) of the adopted Unitary Development Plan.

Planning permission was granted under ref. 08/02525 for a two storey side/rear extension with 2 front dormers and balcony at rear at No. 4 Romsey Close.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties and the impact on highway safety.

The proposed dwelling is considered to reflect the design and scale of existing dwellings within Romsey Close, being two storey with a gable ended roof and integral garage. The height of the proposed dwelling appears to be 1.5m taller than the dwelling at No. 4 Romsey Close (which is approx. 7.0m in height) due to a 45 degree pitched roof, as opposed to the 30 degree roof of this adjacent property. The original property at No. 5 appears to be approx. 7.25m in height when scaled from the plans permitted under ref. 86/01835. This height difference of 1.25m from the original dwelling is not considered to impact significantly on the character of the area as the roofs of No. 3 Romsey Close and Nos. 29 and 31 Broadwater Gardens also appear to have a steeper pitch than No. 4. However, Members will appreciate that the increased roof height could result in the provision of accommodation in the roof at a later date.

The flank wall of the dwelling will be sited approximately 10.5m from the dwelling at No. 29 Broadwater Gardens (13m from the two storey section of the dwelling) and this is not considered to result in a significant loss of prospect or light to this property or other nearby properties at No. 31 Broadwater Gardens and 4 Romsey Close. The proposal does include a technical breach of the Council's side space policy but this is not considered to be significant and should not undermine the character or spatial standards of the area.

To the rear of the site, there is an area of Metropolitan Open Land that forms the playing fields of Darrick Wood School. The proposed dwelling includes a rear garden of some 11m in length and follows the general building line of existing properties on the northern side of the development which includes Romsey Close. For this reason, the development is not considered to impact significantly on this area of Metropolitan Open Land and the inclusion of a rear garden is considered to act as a buffer zone between the built development and the adjacent open land.

On balance, it is considered that the impact of the proposed dwelling on the character of the street scene and neighbouring properties is acceptable. Although the new dwelling will not

retain a 1m side space to the western flank boundary, this is not considered to significantly harm the character and spatial characteristics of Romsey Close. The proposal is not considered to impact significantly on the amenities of neighbouring properties, particularly No. 29 Broadwater Gardens and the proposal is not considered to harm the open character of the adjoining Metropolitan Open Land.

Background papers referred to during production of this report comprise all correspondence on file ref. 08/03546, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development 3 years |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials |
| | ACC01R | Reason C01 |
| 3 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 4 | ACD02 | Surface water drainage - no det. submitt |
| | ACD02R | Reason D02 |
| 5 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 6 | ACI02 | Rest of "pd" Rights - Class A, B,C and E |
| | ACI03R | Reason I03 |
| 7 | ACI13 | No windows (2 inserts) flank dwelling |
| | ACI13R | I13 reason (1 insert) H7 |
| 8 | ACK09 | Soil survey - contaminated land |
| | ACK09R | K09 reason |
| 9 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)

BE1 Design of new development

H7 Housing density and design

H9 Side space

G6 Land adjoining Green Belt or Metropolitan Open Land

Reference: 08/03546/FULL1

Address: 5 Romsey Close Orpington Kent BR6 7WE

Proposal: Erection of a two storey detached four bedroom dwelling with integral double garage



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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

14. Application No : 08/03024/FULL1 Ward : Plaistow And Sundridge

Address : 10 Lake Avenue Bromley BR1 4EN Conservation Area:NO

OS Grid E: 540312 N: 170774

Ref:

Applicant : Trade In Options Ltd(Mr Wrendulph Saint Hilaire) Objections : YES

Description of Development:

Conversion of ground floor into 1 one bedroom and 1 two bedroom flats (Retrospective Application)

Proposal

The application site is located on the east side of Lake Avenue approximately 50m south of its junction with Avondale Road in a primarily residential area.

Retrospective planning permission is sought for the conversion of the existing ground floor flat into 1 one bedroom and 1 two bedroom flats. The accompanying plans indicate that no increase in the footprint of the building will take place. The existing internal floor space will be divided to provide two flats at 41.7m² and 58.5m² respectively. Flat A1 will have a new entrance door provided on the north flank elevation and an existing side door will be blocked up. Flat A will be accessed via the main front entrance lobby which also provides access to two existing flats on the first and second floor. An existing entrance on the south flank elevation will be altered to provide a window to a bedroom.

Three parking spaces are indicated on site which will utilise the existing vehicular access to the site. Two are located at the rear, on the existing garage footprint, which is to be demolished and a single space is located within the front curtilage. Landscaping and planting areas are shown to the remainder of the front curtilage with narrow strips along the paved flank access drive. Communal amenity space is provided at the rear of the property to be shared with existing and proposed flats on site totalling 4 units at a space provision of approximately 70m².

Consultations

Nearby owners/occupiers were notified of the application and 1 collective representation was received from the Lake Avenue Neighbourhood Residents Association and Watch which can be summarised as follows:

- concern regarding the retrospective nature of the application from the applicant.
- concern with the level of parking provision and potential for further problems in locality.
- The Association feels the building should be restored to two flats as before.

Technical highways comments have been received and on balance no technical objections are raised, subject to conditions relating visibility splays.

Environmental Health – Housing have commented that the property should meet full building regulations in regard to fire separation, sound insulation and improved thermal efficiency. There are minor issues with the room size of the smaller bedroom in the two bed unit.

Cleansing - No concerns.

Planning Considerations

The principal policies against which to assess this application are Policies BE1, H7, H11, T3 and T18 of the adopted Unitary Development Plan. These concern the design of housing/new development, residential conversions and issues of parking provision and highway safety.

Advice in PPS3 “Housing” encourages local planning authorities to maximise the potential of sites while at the same time producing good design compatible with the surrounding area.

Under ref. 07/03762 planning permission was granted for a side dormer window and conversion of first and second floors into two 2 bedroom flats. A condition attached to the permission requested further details relating to parking space provision on site.

The current application is gain permission for works that have been carried out on site without planning permission. At the time of writing this report works on site were substantially complete.

Conclusions

The main issues relating to the application are the effect that the extra self contained unit of accommodation would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties. Furthermore, whether it would provide satisfactory form of accommodation for future occupiers.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The site is located within a primarily residential area therefore in principle the use of the site for an intensification of residential development is acceptable. However the suitability of the

site in terms of its constraints and potential to accommodate the extra unit are assessed as follows.

The redevelopment of existing residential areas by making effective use of land is encouraged in PPS3, however, this should only be where the development is acceptable to the locality in its design, siting and layout without detriment to the local character and appearance.

Paragraph 4.35 of the UDP (2006) states

“Scope for further housing development occurs mainly on “infill” sites, or redevelopment of older, low-density property, and through the redevelopment of large non-residential sites. The Council’s primary objective is to ensure a high standard of residential environment. Redevelopment should be of a design that is sympathetic to and complements the surrounding residential area but not necessarily a reproduction of the established form and pattern of development.”

With regard to the above statements it is considered that the further subdivision of the existing building on the site is acceptable.

In respect of the character of the area, the building was divided in to two flats prior to 2007 when conversion into 3 flats was permitted. Although no record exists as to when this took place, sub division of the building has long been established on the site without detriment to the tenure make up of the area creating a balanced provision of single family dwellings and flatted development in the vicinity. The further subdivision of the building to a total of 4 units on site is not considered to significantly erode this provision or character further. No significant alteration will take place to the external appearance of the building or any increase in mass or bulk detrimental to the visual amenities of the streetscene.

The standard of accommodation provided is satisfactory in terms of layout and stacking arrangements consistent with existing upper floor flats within the building. Bedrooms are located to the rear and living spaces to the front creating natural surveillance of the streetscene and quieter areas to the rear. The flats are considered adequately sized in terms of total floor area provision to accommodate the single and two bedroom units proposed.

The level of amenity space provided and quality of provision is considered acceptable.

Parking arrangements utilise an existing access and provide 3 off street parking spaces for the building as a whole. Although of concern to local residents this level of provision is considered acceptable by the Highway Authority with no significant increase in on street parking anticipated.

Landscaping details have been provided and no objection is raised to the layout of the scheme as outlined on drawing No P-02. However, controls relating to the size, type and implementation of planting can be conditioned. Window design and alignment are considered acceptable

Background papers referred to during the production of this report comprise all correspondence on files refs. 08/03024 and 07/03762, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACH02 | Satisfactory parking - no details submit |
| | ACH02R | Reason H02 |
| 2 | ACA05 | Landscaping scheme - implementation |
| | ACA05R | Reason A05 |
| 3 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)

BE1 Design of new development

H7 Housing density and design

H11 Residential conversions

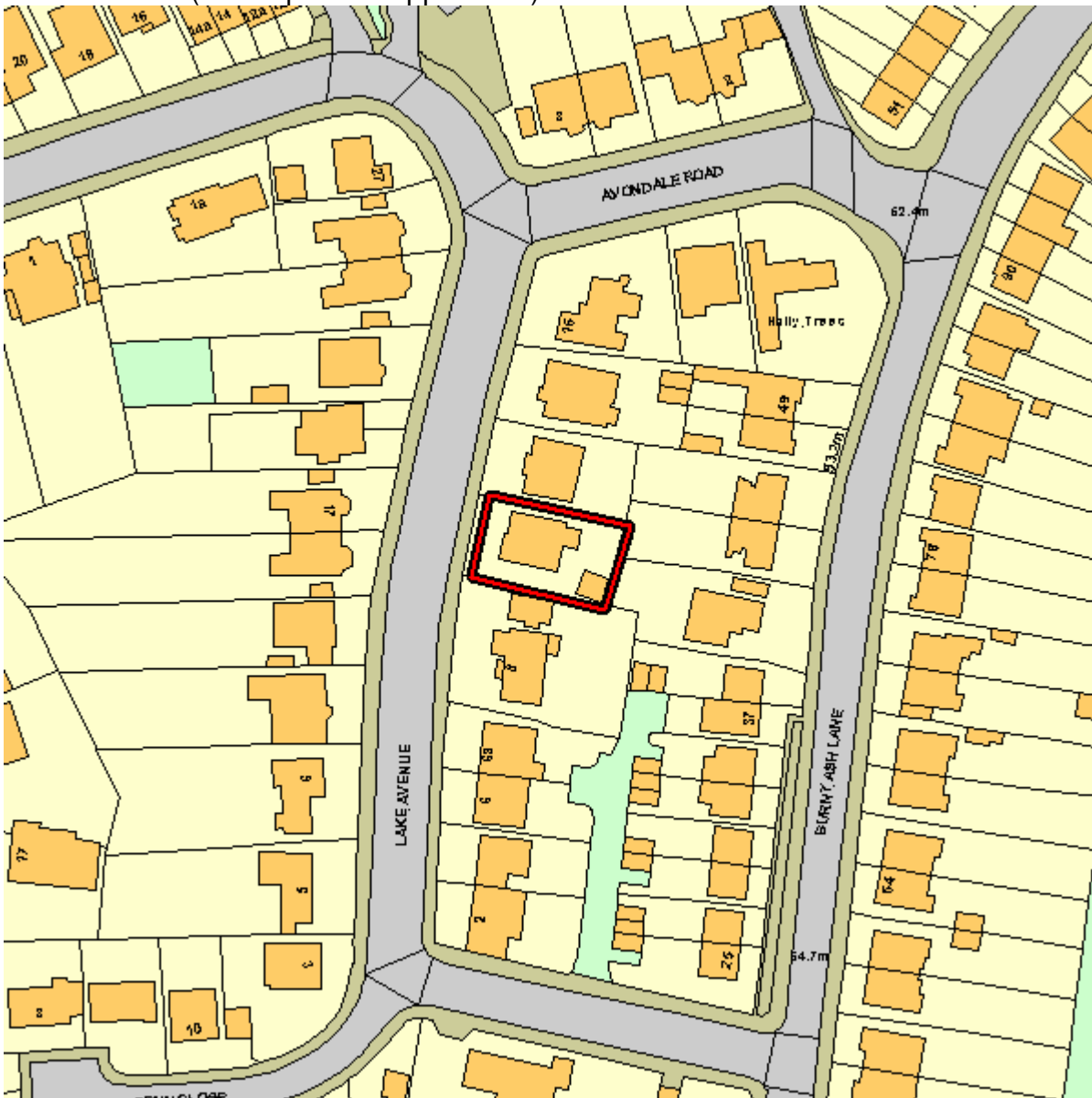
T3 Parking

T18 Road safety

INFORMATIVE(S)

- | | | |
|---|-------|-----------------------------|
| 1 | RDI10 | Street naming and numbering |
|---|-------|-----------------------------|

Reference: 08/03024/FULL1
Address: 10 Lake Avenue Bromley BR1 4EN
Proposal: Conversion of ground floor into 1 one bedroom and 1 two bedroom flats
(Retrospective Application)



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No objections are raised by the Advisory Panel for Conservation Areas.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan

H7 Housing Density and Design
BE1 Design of New Development
BE13 Development Adjacent to a Conservation Area

It should be noted that second floor accommodation has been permitted for the dwelling on Plot 1 (ref.07/04640), which included rear dormers.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the adjacent conservation area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The appearance of the dormers is considered acceptable in terms of design and impact on the character and appearance of the adjacent conservation area.

With regard to the impact on the amenities of neighbouring properties, dormer windows have already been granted in the northern and western elevations of the dwelling, and the proposed balcony would face Green Belt land to the rear.

The additional dormers now proposed in the southern and eastern elevations are situated some distance from neighbouring properties in Sunnysdale, and would not result in overlooking as they would be obscure glazed and unopenable.

Therefore, the proposals are considered acceptable, subject to safeguarding conditions.

Background papers referred to during production of this report comprise all correspondence on files refs. 03/00562, 06/02031, 06/02875, 07/04640, 08/02419, 08/03284 and 08/03429, excluding exempt information.

as amended by documents received on 10.11.2008

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|---|
| 1 | ACA01
ACA01R | Commencement of development 3 years
A01 Reason 3 years |
| 2 | ACA05
ACA05R | Landscaping scheme - implementation
Reason A05 |
| 3 | ACA07
ACA07R | Boundary enclosure - no detail submitted
Reason A07 |
| 4 | ACB01
ACB01R | Trees to be retained during building op.
Reason B01 |

- | | | |
|----|--------|--|
| 5 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 6 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 7 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 8 | ACC01 | Satisfactory materials |
| | ACC01R | Reason C01 |
| 9 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 10 | ACD03 | Restricted 100mm outlet |
| | ACD03R | Reason D03 |
| 11 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 12 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 13 | ACI01 | Restriction of "pd" rights |
| | ACI03R | Reason I03 |
| 14 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |

15 Before the development hereby permitted is first occupied, the proposed dormer windows in the southern and eastern elevations of the dwelling shall be obscure glazed, incapable of being opened, and shall subsequently be permanently maintained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

16AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of new development

BE13 Development adjacent to a Conservation Area

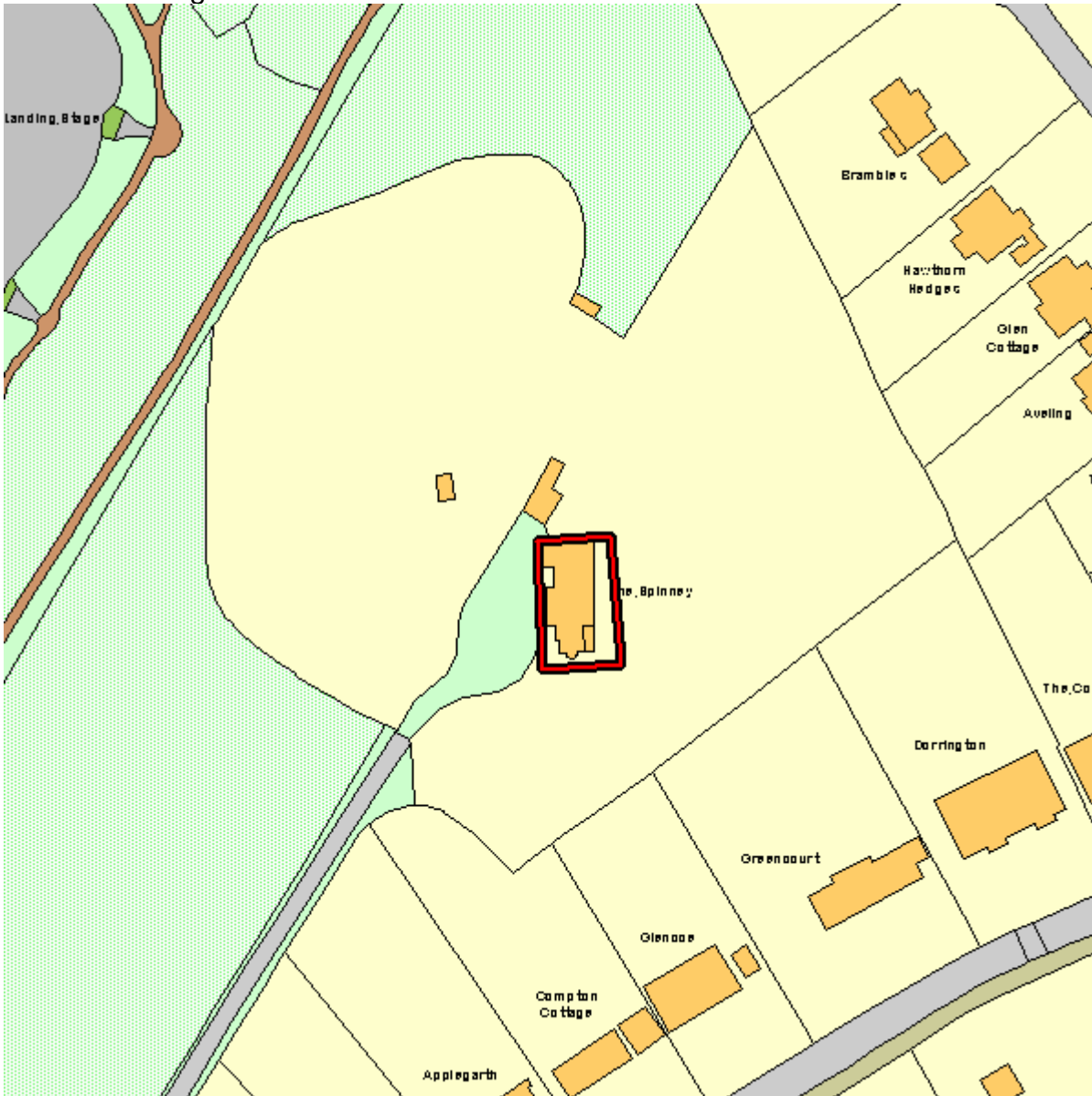
H7 Housing density and design

Reference: 08/03429/FULL1

Address: The Spinney 31 Park Avenue Farnborough Orpington Kent BR6 8LH

Proposal: Demolition of existing dwelling and garage and erection of 3 detached houses (Revision to scheme permitted under ref 06/02875 to include second floor accommodation and front/side/rear dormers and balcony to dwelling on Plot 3)

Dormers in South Eastern and South Western elevation to be obscure glazed and fixed



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- the replacement house would be in a different position with a new and longer drive
- removal of several trees on a designated SINC (Site of Interest for Nature Conservation)
- demolition of stables and outbuildings to compensate for the larger floor area of the replacement house and garage would be inappropriate
- new house of this size will dominate the South Park area of the Holwood Estate and cause damaging effect to the sense of openness
- no exceptional circumstances have been put forward to justify the proposal.

Planning Considerations

The site is located in the Green Belt and also affected by other designations as follows-

Area of Special Landscape Character (adopted UDP)

Area of Archaeological Significance (adopted and draft UDP)

The paddocks are within a site of Nature Conservation Interest/ Site of Importance for Nature Conservation (adopted/draft)

Within area at Holwood on English Heritage's Register of Parks and Gardens (draft Policy NE5)

Under planning application reference. 96.2691, permission was refused for a detached seven bedroom house and detached triple garage with one bedroom flat over. The total floorspace proposed was 946 sq. m. The refusal grounds were as follows-

In the absence of any special circumstances to justify a relaxation of established policy the proposed development would constitute a significant intrusion into the Green Belt and be materially detrimental to the open aspect and visual amenity of the locality contrary to Policies C.2 and G.5 of the Unitary Development Plan.

The proposal constitutes an unacceptable intensification of residential use and an unacceptable increase in the residential floorspace on this site detrimental to the amenities and character of the Green Belt and contrary to Policy G.4 of the Unitary Development Plan.

Under planning application ref. 97.708 an outline application for a detached house and detached garage was refused on similar grounds, though this did not refer to increase in floorspace. The total existing floorspace was 574 sq. m. and the proposed floorspace was 566 sq. m. The refusal grounds were as follows-

In the absence of any very special circumstances to justify a relaxation of established policy the proposed development would constitute a significant intrusion into the Green Belt and be materially detrimental to the open aspect and visual amenity of the locality contrary to Policies G.2 and G.5 of the Bromley Unitary development Plan

The proposal constitutes an unacceptable intensification of a residential use detrimental to the amenities and character of the Green Belt contrary to Policy G.4 of the Bromley Unitary Development Plan

Under planning application ref. 97/01414, it was proposed to demolish the existing dwellings at Farringleys and Orchard Cottage (one of the other properties in the road), and stable

buildings and redundant agricultural buildings also in the ownership of Farringleys and replace the dwelling with a detached five bedroom house with indoor swimming pool and garage. The application was refused on similar grounds, to application ref. 97/00708.

Under planning application ref. 98/03321, it was proposed to erect a detached five bedroom house with indoor swimming pool and garage. The application was refused on similar grounds to application ref. 97/00708.

Under planning application ref. 05/00706, it was proposed to demolish the existing house and erect a two storey replacement house and double garage. An Arboricultural Implication Study was submitted with the application.

Under planning application ref. 05/04022, planning permission was granted on 27th February 2006 for the demolition of the existing house and double garage and erection of a two storey five bedroom replacement house and detached double garage.

The proposal falls to be considered primarily with regard to Policies, G1 (The Green Belt), G5 (Replacement Dwellings in the Green Belt) and BE1 (Design Of New Development) of the Unitary Development Plan (July 2006).

It also falls to be considered under associated Green Belt policies of The London Plan (Consolidated with Alterations since 2004).

Policy G1 stipulates that within the Green Belt as defined on the Proposals Map permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm.

Policy BE1 requires a high standard of design in new development generally, and seeks to protect the amenities of the occupants of neighbouring properties.

Policy G5 of the UDP states that the Council will usually permit replacement of an existing residential dwelling in the Green Belt, Provided that the net increase in floor area is not greater than 10%. Policy G6 of the draft UDP states that the resultant dwelling and garaging do not result in a material increase in volume, basically 10% or less.

The total floor area of the replacement house and double garage was arrived at by adding 30% of the total floor area of the numerous outbuildings on the site to the existing floor area of the house plus the 10% figure Policy G.4 in the adopted UDP. The application was withdrawn.

There will no impact on trees of public amenity value.

A council officer carried out a fungi survey during the autumn in 2005 and some species were found on the lawns. It is not clear whether there are great crested newts on the site. It is suggested site visits take place to ascertain the presence of amphibians during February/March. If newts are found then mitigation measures including amphibian fencing around the demolition/building site should be carried out. A management plan would be appropriate for the site.

Conclusions

The main issues in this case are as follows –

- the impact on the openness of the Green Belt of a replacement dwelling of this size.
- the effect on the cultural and natural heritage of the area.

Previous applications for a replacement dwelling were refused on the grounds that the size of the dwelling would conflict with the Green Belt. However in 2006 an application was approved for a new dwelling and this proposal seeks to renew this permission. No changes are proposed and all relevant details remain as previously permitted.

Paragraph 3.4 of PPG2, “Green Belts” makes it clear that the replacement of existing dwellings is appropriate, and paragraph 3.6 states that a replacement dwelling should not result in disproportionate additions over and above the size of the original building.

The current proposal seeks to renew the previous approved application which argued that “very special circumstances”, justified making an exception to Green Belt policy. The most important attribute of Green Belts is their openness. The development proposed is the same as that previously approved.

In addition to the Green Belt policy, the design of the replacement dwelling and visual amenity are key considerations in deciding the suitability of the proposed development. The replacement dwelling is to be the same as that previously approved, regular, uniform and suburban in design.

Background papers refer to during production of this report comprise all correspondence on files refs. 05/04022 and 08/03480, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

1	ACA01	Commencement of development 3 years
	ACA01R	A01 Reason 3 years
2	ACA04	Landscaping Scheme - full app no details
	ACA04R	Reason A04
3	ACA07	Boundary enclosure - no detail submitted
	ACA07R	Reason A07
4	ACB01	Trees to be retained during building op.
	ACB01R	Reason B01
5	ACB02	Trees - protective fencing
	ACB02R	Reason B02
6	ACB03	Trees - no bonfires
	ACB03R	Reason B03
7	ACB04	Trees - no trenches, pipelines or drains
	ACB04R	Reason B04
8	ACC01	Satisfactory materials
	ACC01R	Reason C01
9	ACH03	Satisfactory parking - full application
	ACH03R	Reason H03
10	ACI01	Restriction of "pd" rights

Reason: In the interest of the visual amenities of this Green Belt area.

11 ACK08 Archaeological access
ACK08R K08 reason

12 The following buildings on the site shall be demolished and the site cleared within 3 months of the first occupation of the dwelling hereby permitted – the existing dwelling, garage and the buildings numbered 1-10 on drawing no. 01A/12/04.

Reason: To accord with the terms of the application and Green Belt policy.

13 A management plan, including features of biodiversity, wetlands, hedgerows, woodland, semi-natural grassland, habitat enhancement, long term design objectives, management responsibilities and maintenance schedules for the land outlines in red and blue at Farringleys as shown on drawing no. 01/12/04 shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The plan shall include arrangements and timetable for its implementation and shall be carried out in accordance with the approved details.

ACB07R Reason B07

14 AJ02B Justification UNIQUE reason OTHER apps

14 Policies (UDP)

BE1 Design of new development

BE16 Ancient Monuments and Archaeology

H7 Housing Design

G1 The Green Belt

G5 Replacement Dwelling

NE1 and NE2 Nature Conservation and Development

NE5 World Heritage Site

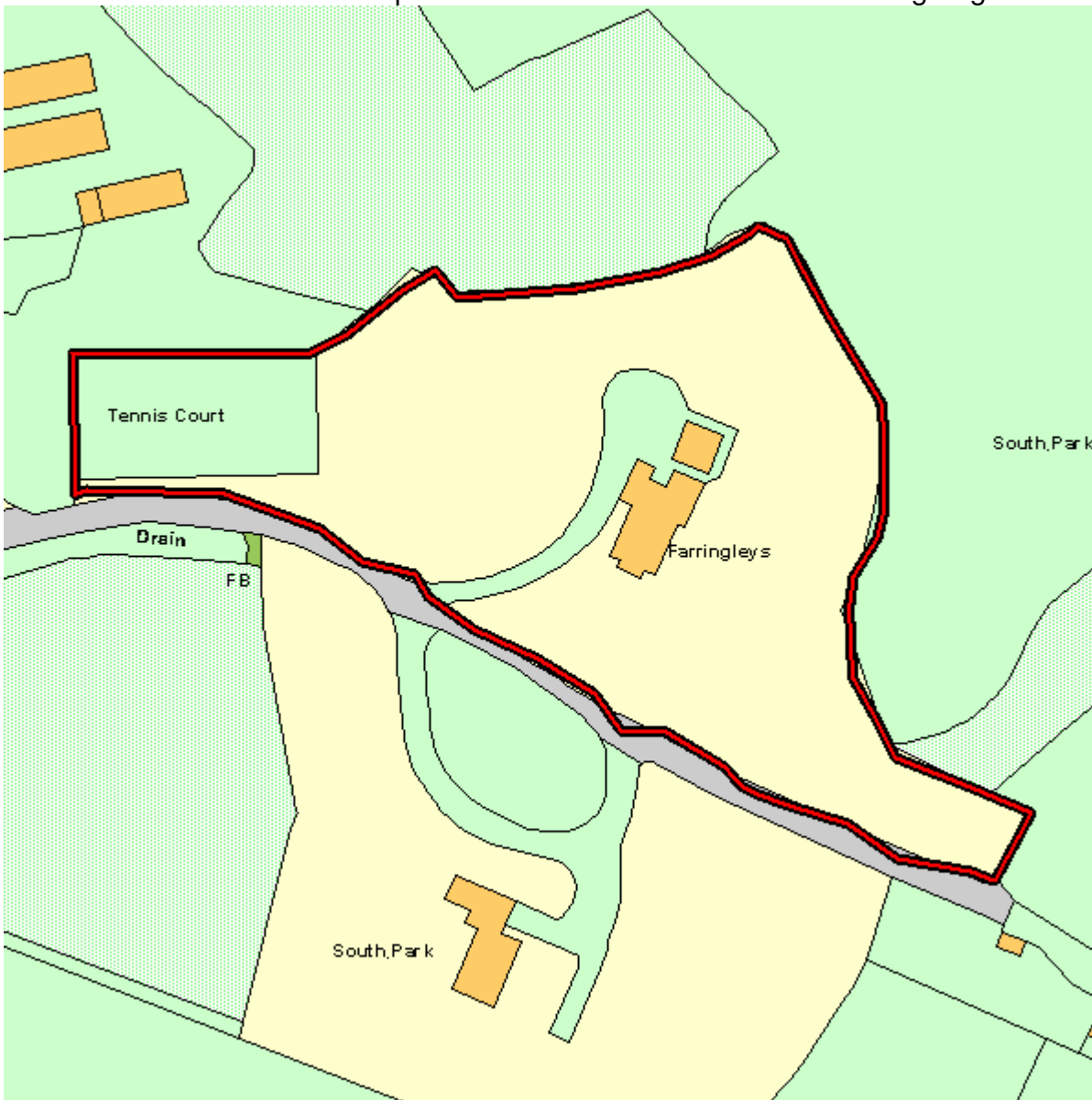
INFORMATIVE(S)

1 Before commencement of the development the applicant is advised to contact the Pollution Team of Environmental Health and Trading Standards regarding compliance with the Control of Pollution Act 1974 and / or the Environmental Protection Act 1990.

Reference: 08/03480/FULL1

Address: Farringleys Westerham Road Keston Kent BR2 6HB

Proposal: Demolition of existing house and double garage and erection of two storey five bedroom replacement house and detached double garage



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17. **Application No : 08/03507/FULL6**

**Ward :
Chelsfield And Pratts
Bottom**

Address : 28 Daleside Orpington Kent BR6 6EQ

Conservation Area:NO

OS Grid E: 546391 N: 164046

Ref:

Applicant : Mr Simon Farquhar

Objections : NO

Description of Development:

Single storey rear extension

Proposal

This application is for a single storey rear extension which will project 3.5m.

Consultations

Nearby owners/occupiers were notified of the application. At the time of writing this report no representations had been received. Any additional comments will be reported verbally at the meeting.

Planning Considerations

Policies BE1 and H8 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design and to safeguard the amenities of neighbouring properties.

Under application ref. 08/02445, planning permission for a single storey extension projecting 4.0 metres was refused on the following ground:

The size of the extension and depth of projection proposed is excessive and the would therefore be out of scale with the host dwelling and harmful to the amenities of the occupiers of the adjoining dwelling by reason of visual impact, contrary to Policies H8 and BE1 of the Unitary Development Plan

Under ref. 07/02748 planning permission was granted for a single storey rear extension at the adjoining property, No 30 Daleside with a 3.3m rearward projection. This planning permission has not been implemented.

Conclusions

The main issues in this case are the impact of the proposal on the character and appearance of the host dwelling and surrounding area, and the impact of the proposal on neighbouring amenity.

The main concerns regarding this property have related to the extent of projection of the proposed extension. In the case of semi detached houses, the Council generally prescribes a projection of no more than 3.5m. This proposal accords with this standard, ensuring that the size of the extension is more in scale with the host dwelling and less likely to impact detrimentally on neighbouring amenity.

Members will note that planning permission has recently been granted for a ground floor rear extension at No. 30. However, as that permission has not been implemented consideration of the impact of the proposed extension at No. 28 must be given to the relationship which currently exists between the properties.

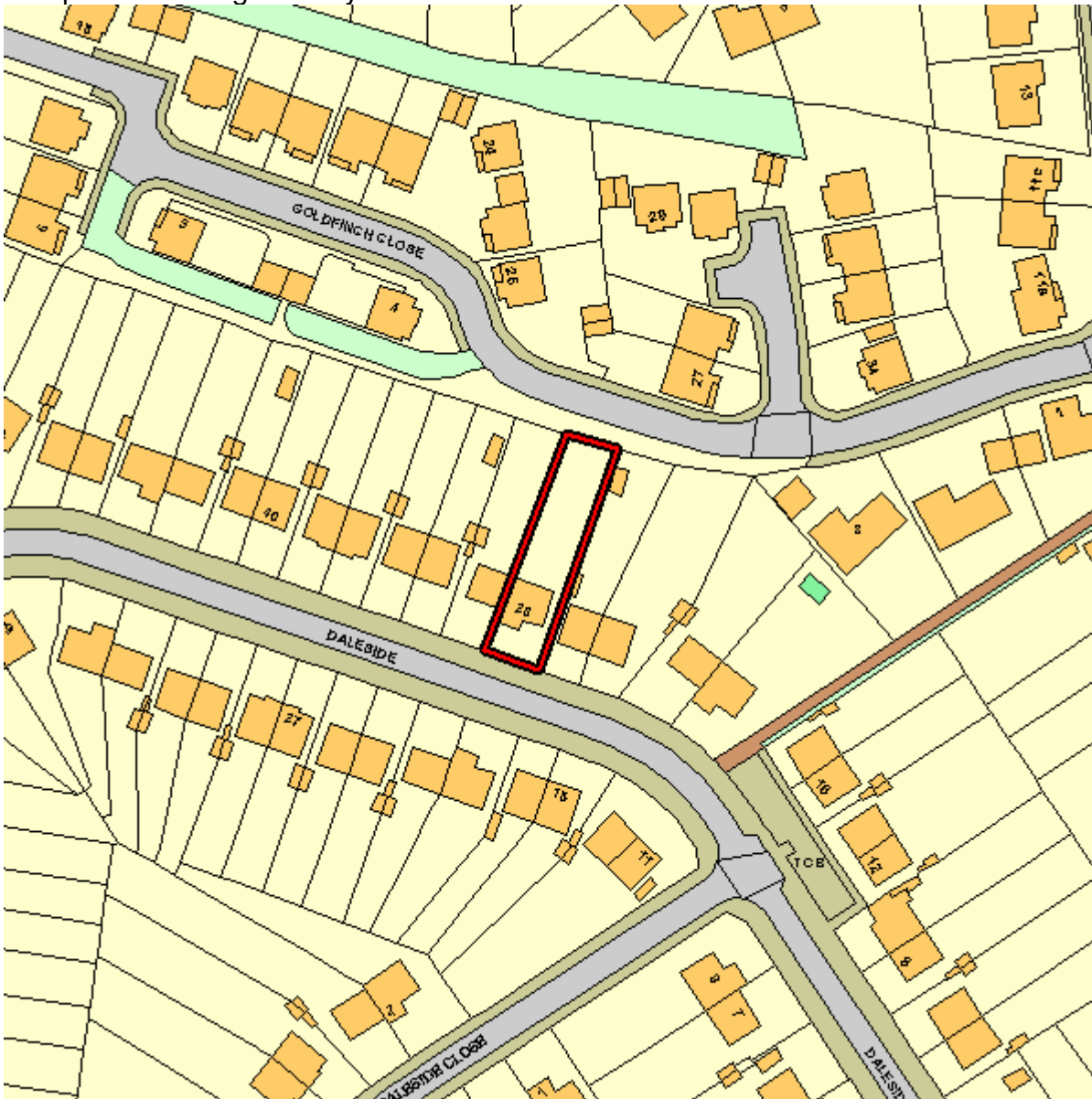
Background papers referred to during production of this report comprise all correspondence on files refs. 07/02748, 08/02445 and 08/03507, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development 3 years
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACI13
ACI13R | No windows (2 inserts) western extension
I13 reason (1 insert) H8 and BE1 |
| 4 | AJ01B | Justification GENERIC reason FULL6 apps |

Reference: 08/03507/FULL6
Address: 28 Daleside Orpington Kent BR6 6EQ
Proposal: Single storey rear extension



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From a highways point of view, no objections raised subject to imposed conditions ensuring the details of parking are satisfactory and the gradient of the access drive is agreed prior to commencement.

No significant trees would be affected by the proposals.

Planning Considerations

Under planning application ref. 06/00369 - Outline Planning Permission was refused for the erection of one two storey detached dwelling with integral garage adjoining No. 27 Edward Road on grounds relating to the cramped overdevelopment of the site which would be out of character with the locality contrary to Policies H2 and E1 of the Adopted Unitary Development Plan and H6 and BE1 of the Second Deposit Draft Unitary Development Plan (September 2002).

Under planning application ref. 06/02943, planning permission was granted for a detached five bedroom house with an integral garage.

The proposal falls to be considered with regard to Policies H7 (Housing Density and Design), H9 (Side Space), BE1 (Design Of New Development), ER4 (Sustainable and Energy Efficient Development) and ER13 (Foul and Surface Water Discharges From Development) of the adopted Unitary Development Plan (July 2006)

Government guidance, and that contained within the London Plan, require Councils to maximise the best use of urban land where appropriate when considering new residential developments, but also to retain development that makes a positive contribution to a conservation area.

Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, and whether they would be in keeping with the character and appearance the area.

Policies H7 and BE1 require the scale and form of new residential development to be in keeping with the surrounding area, and the privacy and amenities of adjoining occupiers to be adequately safeguarded. The proposed development is of an acceptable density, providing adequate amenity space and parking, sympathetic to and complementing the surrounding area. The proposal represents a logical infill from of development for this plot, with an acceptable site layout and design.

Policy H9 draws attention to the need to respect the spatial standards of the surrounding area. The characteristics of the area are predominantly that of detached dwellings situated on spacious plots. Policy BE1 highlights the need for proposals to be of a high standard of design and layout complementing the scale, form and materials of adjacent buildings. The proposed dwelling maintains a 2 metre side space to the neighbouring properties, compliant with Policy H9.

In relation to the most recently approved scheme (ref.06/02943), the proposed dwelling covers a similar footprint to that approved. To accommodate the rooms in the roof area the dwelling has increased its height by around 0.1m and has a maximum height of 8.8m fronting Edward Road.

With regards to the loss of privacy and amenity to the adjoining properties the proposed layout of the site leaves adequate separation between buildings and would not result in any significant loss of light or amenity to adjoining occupiers due to the proposed design of the roof and distances between boundaries.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/00369, 06/02943 and 08/03539, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development 3 years
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACC01 Satisfactory materials
ACC01R Reason C01
- 4 ACC03 Details of windows
ACC03R Reason C03
- 5 ACD03 Restricted 100mm outlet
ACD03R Reason D03
- 6 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 7 ACH13 Gradient of access drives (1 in) 1:12
ACH13R Reason H13
- 8 ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: To protect the amenities of the adjoining residents in order to comply with Policies H7 and BE1 of the Unitary Development Plan.

- 9 ACI10 Side space (1 insert) 2 metres south east
ACI10R Reason I10
- 10 ACI13 No windows (2 inserts) south-east flank extension

Reason: To protect the amenities of the adjoining residents in order to comply with Policies H7 and BE1 of the Unitary Development Plan.

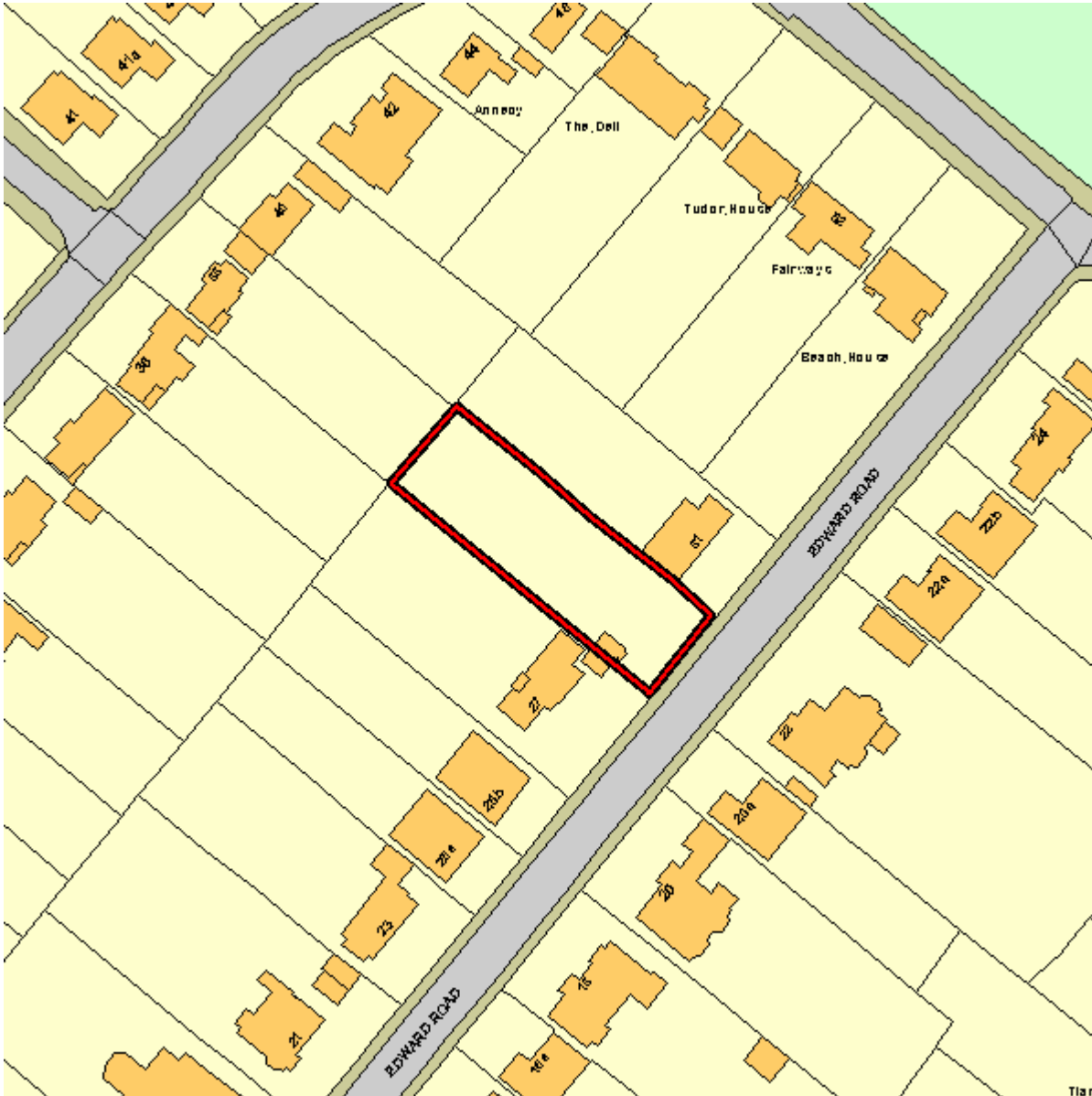
- 11 ACK09 Soil survey - contaminated land
ACK09R K09 reason
- 12 AJ02B Justification UNIQUE reason OTHER apps

- Policies (UDP)
- BE1 Design of new development
- H7 Housing density and design
- H9 Side space
- ER4 Sustainable and energy efficient development
- ER13 Foul and surface water discharges from development

Reference: 08/03539/FULL1

Address: Land Adjacent To 27 Edward Road Sundridge Park Bromley

Proposal: Detached two storey five bedroom house with basement, integral garage and accommodation in the roof space with associated vehicular access and parking fronting Edward Road on Land Adjacent to No.27 Edward Road



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19. **Application No : 08/03768/FULL6**

**Ward :
Bromley Common And
Keston**

Address : 48 Oakley Drive Bromley BR2 8PT

Conservation Area:NO

OS Grid E: 542196 N: 165370

Ref:

Applicant : Mr Paul Newman

Objections : YES

Description of Development:

Single storey front/side/rear extension

Proposal

The application proposes a single storey front/side extension to provide a garage and habitable accommodation. The amended extension will project 3.5m forward of the dwelling, which is semi-detached, and will retain a side space of 1 metre. No. 46 Oakley Drive (to the south), is sited well forward of the application property as can be seen from current photographs on file. This amended application results from a previous application (ref: 08/01360) which was deferred due to its excessive forward projection. The roof pitch has also been reduced.

Consultations

Previous residents have been notified and any responses will be reported at the meeting.

Planning Considerations

The proposal falls to be considered under Policies H8 (residential extensions) & BE1 (design of new development) of the adopted UDP.

A previous application (ref. 08/1360) for a single storey front/side extension with a forward projection of approx 8m was deferred from Committee because of its excessive forward projection. Members sought a reduction in scale and the applicant has responded to this by submitting a revised application. The original application remains outstanding and confirmation of withdrawal is awaited.

Conclusions

Members may consider a considerable volume has been removed from the original scheme to render the proposal more acceptable in this location and, on balance, permission is recommended.

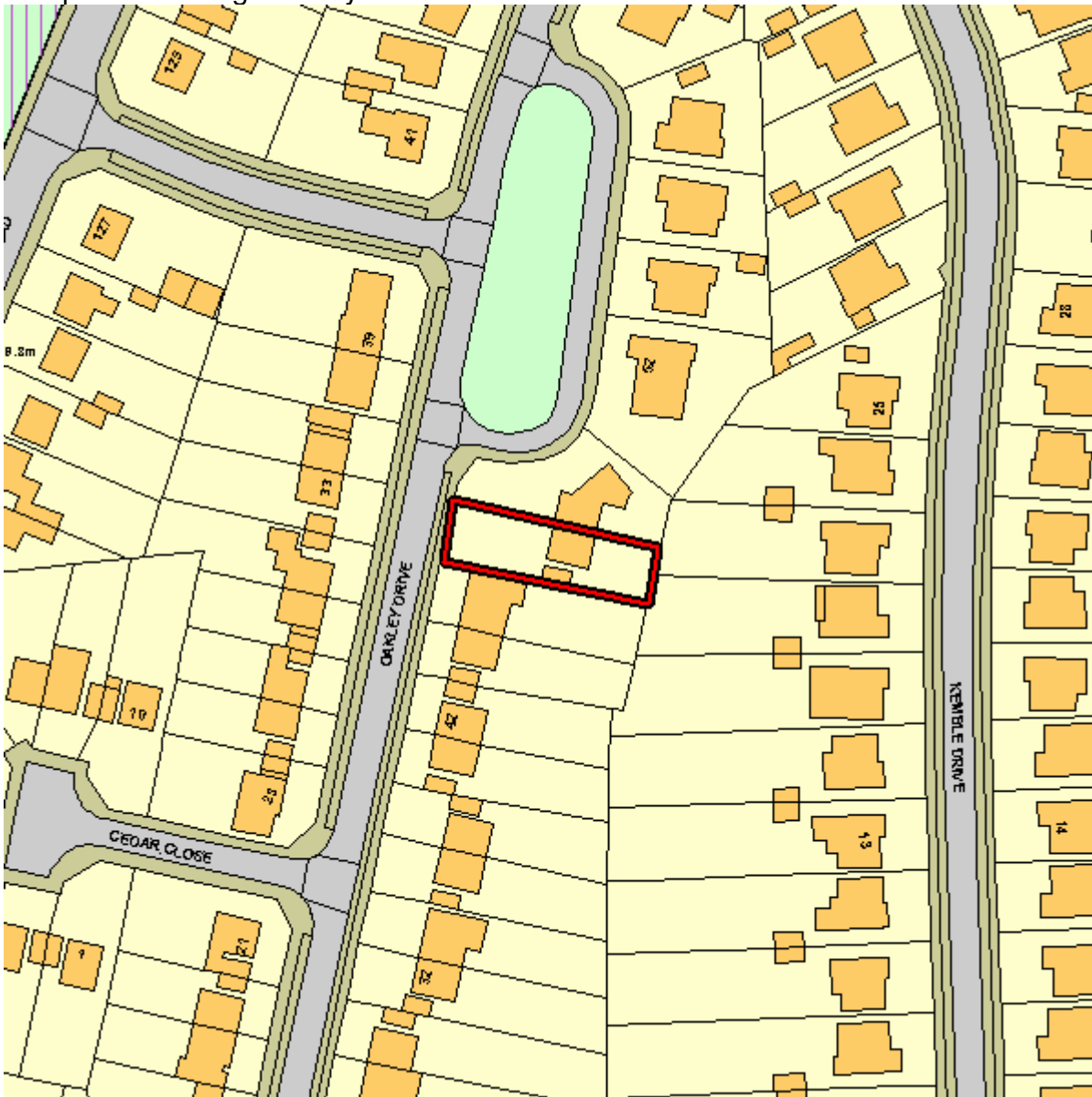
Background papers referred to during production of this report comprise all correspondence on files refs. 08/01360 and 08/03678, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|---|
| 1 | ACA01 | Commencement of development 3 years |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | AJ01B | Justification GENERIC reason FULL6 apps |

Reference: 08/03768/FULL6
Address: 48 Oakley Drive Bromley BR2 8PT
Proposal: Single storey front/side/rear extension



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SECTION 4 – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

20. Application No : 08/03066/FULL3 Ward : Petts Wood And Knoll

Address : 3 Chatsworth Parade Petts Wood **Conservation Area:NO**
Orpington Kent BR5 1DF

OS Grid Ref: E: 544355 N: 167563

Applicant : Westcombe Management (Mr V Pankhania) Objections : YES

Description of Development:

Change of use of ground floor from retail (Class A1) to restaurant (Class A5) and extraction duct at rear.

Proposal

This application seeks permission for a change of use of the premises from a Double Glazing Shop (Use Class A1) to a Hot Food Takeaway (Use Class A5). The proposed opening hours are proposed are 1130 – 2330 Monday-Saturday and 1200 – 2000 on Sundays.

The proposal includes details of ductwork and extraction as part of the application.

Consultations

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- over concentration of restaurants and takeaways within the immediate vicinity
- increased noise and litter
- will encourage anti social behaviour
- further loss of a A1 shop unit
- increase in the numbers of cars and delivery vehicles to the site
- undesirable cooking smells

From the highways aspect, it is considered that there is sufficient parking available in Queensway and no objections are therefore raised.

From the environmental health aspect, no objections are raised to the principle of the proposal. The position of the duct is satisfactory however no details have been provided regarding the performance and it is therefore recommended that a condition be imposed.

Planning Considerations

The application falls to be determined in accordance with Policies BE1 (Design of Development), S1 (Primary retail frontages), S9 (Cafes and Takeaways) and T3 (Parking) of the Unitary Development Plan.

Additional relevant planning history

An application (ref. 04/02074) at 2 Chatsworth Parade for change of use from retail (class A1) to restaurant (class A3) was refused on grounds relating to an unacceptable loss of a retail unit contrary to adopted policy which gives preference to shopping uses, having particular regard to the existing number of non-retail uses within this parade.

An application (ref. 08/01850) at 6 Chatsworth Parade for a single storey extension at rear and change of use of ground floor from retail (Class A1) to restaurant (Class A3) was refused on grounds related to the increased concentration of non retail uses on the east side of this part of Chatsworth Parade and West Approach which was considered to undermine its retail function and result in the loss of a viable retail unit. Also the proposal was considered to be detrimental to the amenities that nearby residents in terms of noise, cooking smells and general disturbance and is currently at appeal.

Conclusions

The main issues relating to the application are the effect that it would have on the retail function of this primary frontage and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The site lies within a Primary Shopping Frontage and therefore must be considered in respect of Policy S1. The proposed operating hours are primarily outside of normal shopping hours and could be seen to significantly impact upon the main retail functioning of the frontage and result in an over concentration of A5 uses. There are already two A5 uses in Chatsworth Parade itself and a further three A3 uses in the vicinity. See the accompanying land use map for further details. In addition two applications one at No.2 and the other at No.6 Chatsworth Parade have both been refused by the Council for change of use to A3.

The proposed use is considered to have an adverse effect on the residential amenity of the occupiers in the vicinity. Nine letter of objection have been received from local residents including occupiers/owners of neighbouring

businesses. Several of the letters complain that the use would lead to an over concentration of A5 uses within the parade and that it will lead to an increase in traffic, noise and smells.

It is considered that a further non A1 use would harm the retail character of the shopping parade. The proposed use is also considered to have an adverse impact on residential amenity of occupiers in the immediate vicinity and be contrary to polices S1 and S9 of the UDP.

Background papers referred to during production of this report comprise all correspondence on file ref. 08/02337, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed development will add to a concentration of non retail uses located within Chatsworth Parade which will undermine its retail function and result in the loss of a viable retail unit, the loss of which is likely to adversely affect the retail character of the immediate shopping frontage contrary to Policies S1 and S9 of the Unitary Development Plan.
- 2 The proposed development would be detrimental to the amenities that nearby residents might reasonably expect to be able to continue to enjoy by reason of late night noise, cooking smells and general disturbance associated with such a use contrary to Policies S1 and S9 of the Unitary Development Plan.

Reference: 08/03066/FULL3

Address: 3 Chatsworth Parade Petts Wood Orpington Kent BR5 1DF

Proposal: Change of use of ground floor from retail (Class A1) to restaurant (Class A5) and extraction duct at rear.



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21. Application No : 08/03253/FULL6 Ward : Plaistow And Sundridge

Address : 14 Quernmore Road Bromley BR1 4EH Conservation Area:NO

OS Grid Ref: E: 540110 N: 170755

Applicant : Mr Christopher Dettmer Objections : NO

Description of Development:

Part one/two storey side/rear extension

Proposal

The application site is a detached two storey dwelling located towards the northern end of Quernmore Road. The existing house currently has a detached single storey garage located on the southern boundary with No. 12.

The proposed works consist of the demolition of the existing garage and construction of a part one/ two storey side and rear extension to accommodate new garage with a room above and a single storey conservatory and utility room.

Consultations

Nearby owners/neighbours were notified of the extension and the following representations were made:

- the submitted plans indicating the footprint of No. 12 are incorrect. The proposed two storey garage would result in loss of light, amenity and privacy. The proposed building would project some 50% further out than the depth of the existing houses adjoining it.

No significant trees would be affected as a result of this proposal

Planning Considerations

Under planning application ref. 08/02592 planning permission was refused for a part one/two storey side and rear extension. The proposal was considered harmful to the existing spatial standards within the area due to its lack of a 1 metre distance towards the boundary. It was also considered to be over dominant and detrimental to the amenities of the occupiers of adjoining properties by reason of visual impact and loss of prospect in view of its size and depth of rearward projection.

The proposal falls to be considered with regard to Policies BE1(General Design), H8 (Residential Extensions), H9 (Side Space) of the adopted Unitary Development Plan (July 2006)

Government guidance, and that contained within the London Plan, require Councils to maximise the best use of urban land where appropriate when considering new residential developments, but also to retain development that makes a positive contribution to an area.

Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of the area and street scene in general.

The proposal now includes a provision of a 1 metre side space towards the southern boundary of the site to address previous concerns regarding the spatial standards of the existing street scene and character of the area. The roof lights within the southern elevation have also been removed to address previous concerns regarding overlooking to the adjacent property.

Policy BE1 requires a high standard of design in new development and the scale and form of new residential development to be in keeping with the surrounding area, and the privacy and amenities of adjoining occupiers to be adequately safeguarded.

Policies H8 and H9 draws attention to the need to respect the character, appearance and spatial standards of the surrounding area. The characteristics of the area are predominantly that of detached and semi detached dwellings.

As a result of the side extension for the garage with a room above, the building would be brought closer to the boundaries of the site to the south. This two storey extension would project some 4.3 metres further out towards the rear than the adjacent property at number 12 resulting in a potential loss of prospect and amenity to this neighbouring dwelling. In this case nothing has been done to address this concern since the previously refused application apart from the removal of rooflights positioned within the southern elevation.

In the light of these comments, it is recommended planning permission be refused for this development for the reasons set out below.

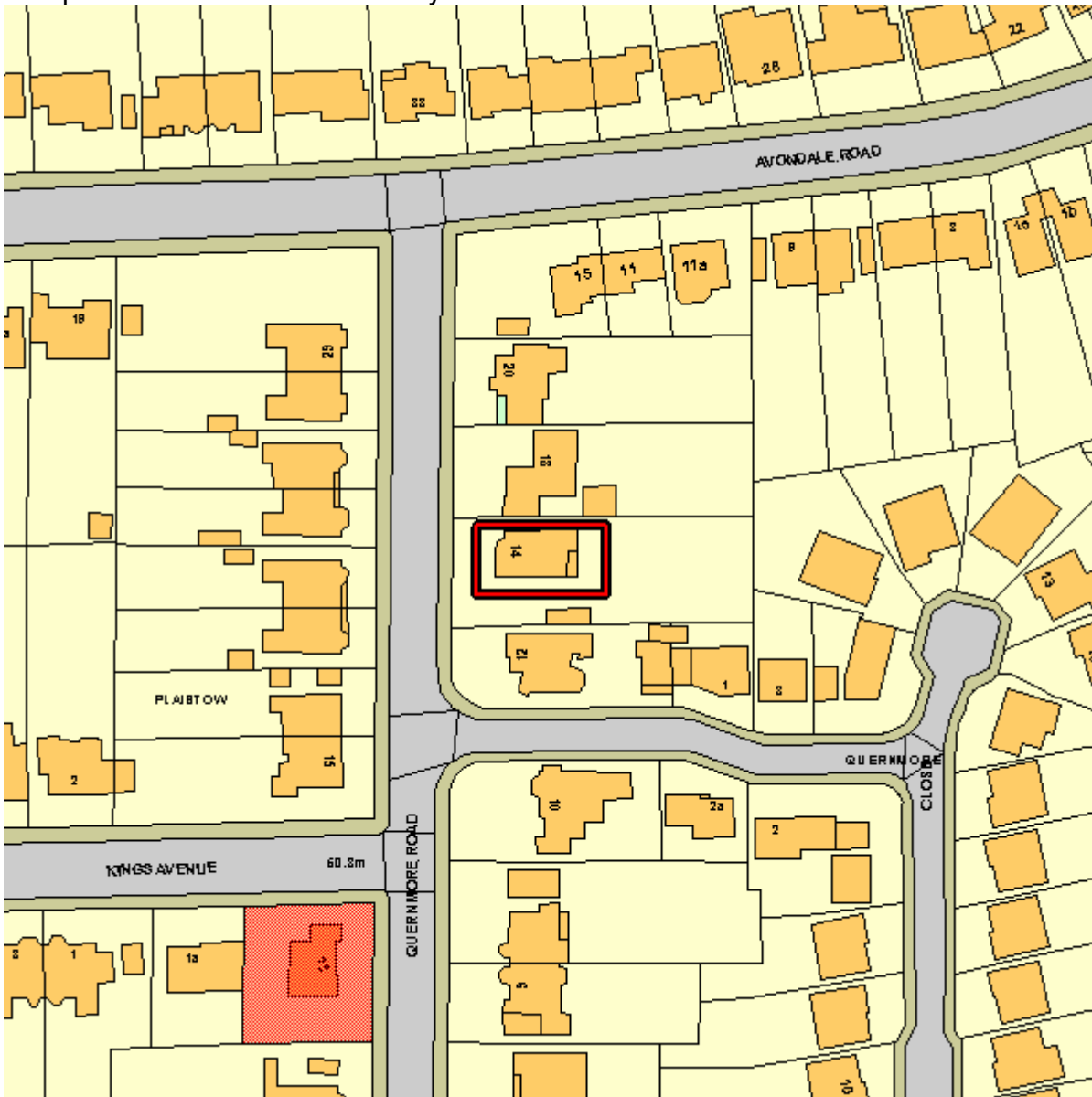
Background papers referred to during production of this report comprise all correspondence on files refs. 08/02592 and 08/03253, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able to continue to enjoy by reason of visual impact and loss of prospect in view of its size and depth of rearward projection, contrary to Policies BE1 and H8 of the Unitary Development Plan.

Reference: 08/03253/FULL6
Address: 14 Quernmore Road Bromley BR1 4EH
Proposal: Part one/two storey side/rear extension



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